

**Prepared By and Return To:**

Investors Title Insurance Company  
Attn: Kimberly Douglas  
3096 Cardinal Drive  
Vero Beach, FL 32963

Order No.: 202510065ITF2

Property Appraiser's Parcel I.D. (folio) Number:  
33391600002000600016.0

**WARRANTY DEED**

THIS WARRANTY DEED dated April 3, 2025, by Darbi S. Reel, a single woman, whose post office address is 1230 Burchhill Drive, Whitefish, Montana 59937 (the "Grantor"), to Cheyenne Lepley, a single woman and Bailey L. Lindstadt, a single man, as joint tenants with full rights of survivorship, whose post office address is 25 47th Avenue, Vero Beach, Florida, 32968 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Two Hundred Fifty-Five Thousand And No/100 Dollars (\$255,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Indian River, State of Florida, viz:

Lot 26, Block F, Stevens Park Unit No. 1, according to the map or plat thereof recorded in Plat Book 4, Page 53, of the Public Records of Indian River County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 12-31-2024.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Helen P. Anderson  
Witness Signature

Darbi S. Reel  
Darbi S. Reel

Helen P. Anderson  
Printed Name of First Witness

**Grantor Address:**  
1230 Burchhill Drive  
Whitefish, MT 55937

Printed Address of First Witness  
4557 Raccoon Trl  
Hermitage, TN 37076

Thomas Dallas Ewing III  
Witness Signature

Thomas Dallas Ewing III  
Printed Name of Second Witness

Printed Address of Second Witness  
1508 Aaronwood Dr  
Old Hickory, TN 37138

STATE OF Tennessee  
COUNTY OF Davidson

The foregoing instrument was acknowledged before me by means of XX physical presence or      online notarization, this 31<sup>st</sup> day of April, 2025, by Darbi S. Reel.  
7<sup>th</sup> March

Thomas Dallas Ewing III  
Notary Public

Notary Public Printed Name: Thomas Dallas Ewing III

My Commission Expires: 5-3-2027

Personally Known      OR Produced Identification ✓

Type of Identification Produced: DRIVERS LICENSE

(SEAL)

