

**Prepared By:**

Investors Title-Florida  
3096 Cardinal Drive, Suite 2B  
Vero Beach, FL 32963

**Return To:**

Investors Title Insurance Company  
Attn: Michele Shough  
3096 Cardinal Drive  
Vero Beach, FL 32963

Order No.: 202510102ITF2

Property Appraiser's Parcel I.D. (folio) Number:  
31382400001286000007.0

**WARRANTY DEED**

THIS WARRANTY DEED dated 5/15/25 by James W. Dotson and Tara S. Moore, aka Tara S. Dotson, husband and wife, whose post office address is 1014 University St. NE, Wise, Virginia 24293 (the "Grantor"), to Corinne Nichole Grossi, a single woman, whose post office address is 1550 Damask Lane, Sebastian, Florida, 32958 (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 Eighty-Five Thousand And No/100 Dollars (\$285,000.00) 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 7, Block 286, Sebastian Highlands Unit - 10, according to the plat thereof recorded in Plat Book 6, Pages 37, 37A through 37O, 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:

Carrie Harkins  
Witness Signature

Carrie Harkins  
Printed Name of First Witness

PO Box 1146  
Clintwood, VA, 24228  
Printed Address of First Witness

James W. Dotson  
James W. Dotson

Tara S. Dotson aka Taras, Heare  
Tara S. Dotson

**Grantor Address:**  
1014 University St. NE  
Wise, VA 24293

C. Jane Phillips  
Witness Signature

C. Jane Phillips  
Printed Name of Second Witness

130 Chatham Dr  
Clintwood, VA 24228  
Printed Address of Second Witness

STATE OF Virginia  
COUNTY OF Dickenson

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15<sup>th</sup> day of May, 2025, by James W. Dotson and Tara S. Dotson.

Cordelia Jane Phillips  
Notary Public

Notary Public Printed Name: Cordelia Jane Phillips

My Commission Expires: 6-30-2025

Personally Known  OR Produced Identification

Type of Identification Produced: Drivers Permit

(SEAL)

