

365334

**This Warranty Deed** Made the 10<sup>th</sup> day of November, A. D. 1983 by  
WILLIAM M. COBB and JANET L. COBB, his wife,

hereinafter called the grantor, to

STEPHEN M. BAILEY and LUCIA H. BAILEY, his wife,

whose postoffice address is 526 Bay Drive, Vero Beach, Florida 32964

hereinafter called the grantees:

(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 \$10.00-- and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantees all that certain land situate in Indian River County, Florida, viz:

The West 1/3 of the South 1/2 of the South 1/2 of the Southwest 1/4 of Section 36, Township 32 South, Range 38 East; AND

The South 9.5 feet of the North 1/2 of the South 1/2 of the Southwest 1/4 of Section 36, Township 32 South, Range 38 East.

TOGETHER WITH a non-exclusive right of access to and use of that certain flow well situate approximately 100 feet North of and 10 feet East of the Southeast corner of the South 1/2 of the South 1/2 of the Southwest 1/4 of Section 36, Township 32 South, Range 38 East; said land lying and being in Indian River County, Florida.

Subject to all easements, restrictions, rights-of-way and reservations of record; and subject to all taxes accruing subsequent to December 31, 1982.

BY THE ACCEPTANCE AND RECORDING OF THIS DEED, the grantees hereby agree to assume and pay as a portion of the consideration for this conveyance, one-third (1/3) of that certain mortgage from Charles A. Sullivan and Henrietta M. Sullivan, his wife; William M. Cobb and Janet L. Cobb, his wife; and Ronald L. Sales and Mary Elizabeth Sales, his wife, to Glomox Groves, Inc., a Florida corporation, dated June 21, 1982, recorded in O.R. Book 0645, page 0144, public records of Indian River County, Florida, securing the original principal sum of \$140,000.00, and shall hold harmless the grantors in connection therewith.

DOC. ST. - AMT. \$ 419.85  
FREDA WRIGHT, Clerk of Circuit Court  
Indian River County - by *Barbara MacWilliam*

FILED FOR RECORD  
BOOK AND PAGE ABOVE  
RECORDED  
1983 NOV 10 PM 3:47

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*Rec. 9.50  
Do. St. 419.85*

*Return to: Charles A. Sullivan, Sr., Esq.  
P.O. Box 2400  
Vero Beach, FL 32964*

**Together,** with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

**To Have and to Hold,** th. same in fee simple forever.

**And** the grantor hereby covenants with said grantees 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 December 31, 19 82 and that certain first mortgage hereinabove referred to.

**In Witness Whereof,** the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*Barbara D. McAllister*  
*Maurine E. Cobb*  
As to Both Parties

*William M. Cobb*  
William M. Cobb

*Janet L. Cobb*  
Janet L. Cobb

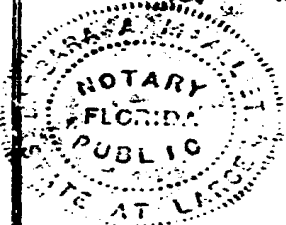
STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

WILLIAM M. COBB and JANET L. COBB, his wife,

to me known to be the person<sup>s</sup> described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this  
November 15<sup>th</sup> day of  
A. D. 19 83.



*Barbara D. McAllister*  
Notary Public, State of Florida at Large  
My Commission Expires: 11/6/84

This Instrument prepared by:  
Address

Charles A. Sullivan, Sr., Esq.  
P.O. Box 2620  
Vero Beach, Florida 32961