

\$5.00  
\$37.00

IR # 5040 /sls

WARRANTY DEED  
INDIVID TO INDIVID

453883

RAMCO FORM 01

**This Warranty Deed** Made the 22 day of April A. D. 19 86 by  
**WAYNE SIEGEL**

hereinafter called the grantor, to

**S C H EQUITIES, a New York General Partnership**  
whose postoffice address is **Post Office Box 452, Suffern, NY 10901**  
hereinafter called 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 \$ **10.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in **Indian River County, Florida, viz:**

**Lot 12, Block 5, GROVENOR ESTATES, UNIT 1, according to the plat thereof as recorded in Plat Book 4, Page 79, of the Public Records of Indian River County, Florida.**

The herein-state grantor hereby states that the above described property is not his homestead and that he does not reside on the above described property nor on any property which is adjacent nor contiguous thereto.

DOC. ST. - AMT. \$ 37.00  
FREDA WRIGHT, Clerk of Circuit Court  
Indian River County - by Care B. Stenson

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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 December 31, 19 85. Subject to: Restrictions, reservations, limitations, and easements of record, if any.

**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:

Witness Steven C. Post  
Care B. Stenson

WAYNE SIEGEL

L.S.

L.S.

Witness Maryann  
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

WAYNE SIEGEL

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of April, A. D. 19 86.

Notary Public My Commission Expires:

This Instrument prepared by:

Address

SPACE BELOW FOR RECORDERS USE

1986 MAY -2 PM 12:20

CLERK OF CIRCUIT COURT  
INDIAN RIVER CO., FLA.

Care B. Stenson  
DC

BOOK 0734 PAGE 2114

RETURN TO:  
Indian River Title Corp.  
505 Beachland Blvd., Suite 4  
Vero Beach, FL 32960

THIS INSTRUMENT PREPARED BY

DONALD N. SCHNEIDER

VICE PRESIDENT

Indian River Title Corporation

505 Beachland Blvd., Vero Beach, Florida 32960

IN WITNESS WHEREOF, I HAVE HEREIN SIGNED AND SEALED THESE PRESENTS