

This Instrument Prepared by and Return to:
Heidi Taylor
Alliance Title of the Treasure Coast, LLC
725 Commerce Center Drive
Ste A
Sebastian, FL 32958
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
3008842
File No.: 1708864

WARRANTY DEED

This Warranty Deed, Made the 31st day of August, 2017, by Samuel F. Roper Jr. and Carolyn R. Roper, Individually as husband and wife AND as Trustees of The Roper Family Revocable Trust of 1998, whose post office address is: 814 Sapodilla Dr. Barefoot Bay FL 32916

, hereinafter called the "Grantor", to Todd C. Minard and Jacqueline J. Minard, husband and wife post office address is: 9875 Honeysuckle Dr., Micco, FL 32976, hereinafter called the "Grantee". and wife

WITNESSETH: That said Grantor, for and in consideration of the sum of Two Hundred Eight Thousand Four Hundred Eighty Seven Dollars and Fifty Cents (\$208,487.50) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Brevard County, Florida, to wit:

Lots 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, and 60, Block D, Sebastian River Estates, according to map or plat thereof as recorded in Plat Book 11, Page 23, of the Public Records of Brevard County, Florida.

The property is the homestead of the Grantor(s).
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

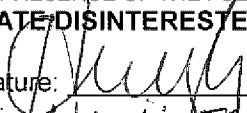
To Have and to Hold, the same in fee simple forever.

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 2016, reservations, restrictions and easements of record, if any.

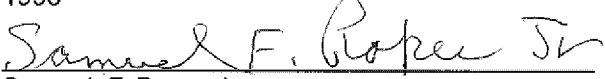
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

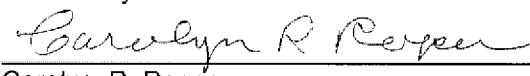
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

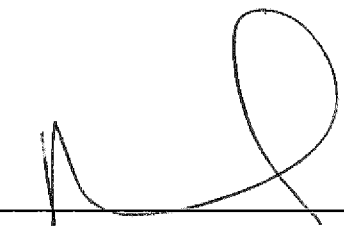
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: 
Printed Name: Heidi Taylor

THE ROPER FAMILY REVOCABLE TRUST OF 1998

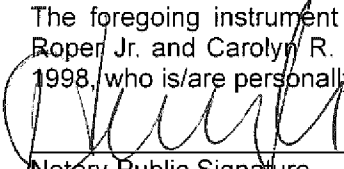

Samuel F. Roper Jr.
Individually and as Trustee


Carolyn R. Roper
Individually and as Trustee

Witness Signature: 
Printed Name: Michelle McClure

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 31st day of August, 2017 by Samuel F. Roper Jr. and Carolyn R. Roper, Individually and as Trustees of The Roper Family Revocable Trust of 1998, who is/are personally known to me or has/have produced driver license(s) as identification.


Notary Public Signature
Printed Name: Heidi Taylor

My Commission Expires: _____
(SEAL)

