

Prepared by
Tammy Shrum, an employee of
First American Title Insurance Company
2001 9th Avenue, Suite 108
Vero Beach, Florida 32960
(772)794-9855

Return to: Grantee

File No.: 2018-1941748

WARRANTY DEED

This indenture made on **June 19, 2008** A.D., by

Kenneth V. Salyers, a married man

whose address is: **10880 Southwest Stephanie Way, Port St. Lucie, FL 34987**
hereinafter called the "grantor", to

Larry James Knoblauch, a married man

whose address is: **9935 Nicole Drive, Micco, FL 32976**

hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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:

Lot 25, Block 1282 of PORT MALABAR UNIT TWENTY FIVE, according to the plat thereof as recorded in Plat Book 16, Page 68, of the Public Records of Brevard County, Florida.

Parcel Identification Number: **293731GV128225**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2007.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written:


Kenneth V. Salyers

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: Tammy L. Shrum

State of **FL**

County of **Indian River**

The Forgoing Instrument Was Acknowledged before me on **June 19, 2008**, by **Kenneth V. Salyers** who is/are personally known to me or who has/have produced a valid driver's license as identification.

