

10-  
35-

Return to:  
Name: Professional Title of Indian River, Inc.  
Address: 1546 N. US Highway 1  
Sebastian, FL 32958  
This instrument prepared by: Cindy Rich  
Professional Title of Indian River, Inc.  
1546 N. US Highway 1  
Sebastian, FL 32958  
File No.: 2019-51296

**WARRANTY DEED**

**This Warranty Deed** Made this 1 day of August, 2019 by Alfred Oberbeck  
hereinafter called the grantor, whose post office address is: 886 Wentworth Street, Sebastian, Florida 32958

to: Brendan Denyes whose post office address  
is: 8686 105th Ave Vero Beach, FL 32967  
hereinafter called the grantee,

**WITNESSETH:** That said grantor, for and in consideration of the sum of Ten Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Indian River County, Florida, viz:

Lot 12, Block F, Vero Lake Estates Unit N, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 19, of the Public Records of Indian River County, Florida.

This property is not the homestead of the Grantor (s).

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

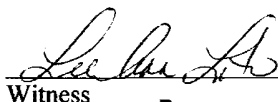
**To Have and to Hold**, the same in fee simple forever.

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 12/31/2018, 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)

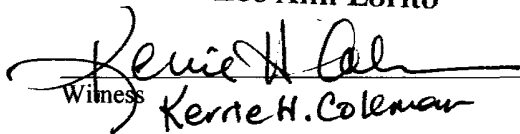
**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

  
Witness

Lee Ann Lorito

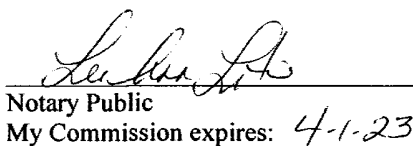
  
Alfred Oberbeck

  
Witness  
Kerne H. Coleman

STATE OF: FLORIDA  
COUNTY OF: INDIAN RIVER

The foregoing instrument was acknowledged before me this 1 day of August, 2019  
by Alfred Oberbeck

Who is/are personally known to me or who has/have produced driver license(s) as identification.

  
Notary Public  
My Commission expires: 4-1-23

