

Prepared by and return to:
Bridgett Sutphin
Supreme Title Closings, LLC
125 West New Haven Avenue
Melbourne, FL 32901
(321) 725-0115
File No 22-07-2839

Parcel Identification No 31-37-00-00001-0724-00002/0

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 5th day of August, 2022 between Jamie A. Wilson, an unmarried woman, whose post office address is 15990 Alexander Run, Jupiter, FL 33478, of the County of Palm Beach, State of Florida, Grantor, to Kameron Helsel and Jill Helsel, husband and wife, whose post office address is 2400 Valkaria Road, Malabar, FL 32950, of the County of Brevard, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

Parcel No. 1: Tract 724, of the Plat of Fellsmere Farms Company's Subdivision of all unsurveyed part of Township 31 South, Range 37 East, according to the plat filed in the office of the Clerk of the Circuit Court of St Lucie County, Florida, in Plat Book 2, Pages 1 and 2.

Less and except the East 35.76 feet of Tract 724.

Subject to and together with an easement for drainage, ingress, egress and maintenance on, over and across the South thirty feet of aforementioned Tract 822.

Subject to and together with, an ingress, egress and maintenance easement 20 feet in width on either side and adjacent to all existing Fellsmere Water Control District ditches.

Subject to and together with, all rights-of-way, common areas and easements as conveyed to Florida Atlantic Citrus Property Owners' Association, Inc., recorded in Official Records Book 904, Page 2649, Public Records of Indian River County, Florida.

Subject to the Declaration of Restrictions and Covenants of Florida Atlantic Citrus Property Owners' Association, Inc., as recorded in Official Records Book 904, Page 2702, Public Records of Indian River County, Florida.

Said land w lying and being in Indian River County, Florida.

Parcel No. 2: Tract 769 of Plat of Fellsmere Farms Company's Subdivision of all unsurveyed part of Township 31 South, Range 37 East, according to the plat filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 2, Pages 1 through 2, inclusive.

Less and except the East 35.76 feet of Tract 769.

Subject to and together with an easement for drainage, ingress, egress and maintenance on, over and across the South thirty feet of aforementioned Tract 822.

Subject to and together with, an ingress, egress and maintenance easement 20 feet in width on either side and adjacent to all existing Fellsmere Water Control District ditches.

Subject to and together with, all rights-of-way, common areas and easements as conveyed to Florida Atlantic Citrus Property Owners' Association, Inc., recorded in Official Records Book 904, Page 2649, Public Records of Indian River County,

Florida.

Subject to the Declaration of Restrictions and Covenants of Florida Atlantic Citrus Property Owners' Association, Inc., as recorded in Official Records Book 904, Page 2702, Public Records of Indian River County, Florida.

Said land now lying and being in Indian River County, Florida.

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

PRINT NAME: Mark Einloth

Jamie A. Wilson
Jamie A. Wilson

WITNESS

PRINT NAME: David O'Connor

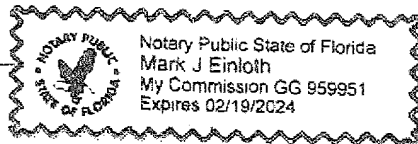
STATE OF FLORIDA

COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 3 day of August, 2022, by Jamie A. Wilson.

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: ☒ OR Produced Identification: _____

Type of Identification

Produced: _____