

**3120230030768 RECORDED IN THE RECORDS OF JEFFREY R. SMITH, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL
BK: 3629 PG: 898, 6/16/2023 2:57 PM D DOCTAX PD \$7,700.00**

Prepared by and return to:

**May Lee
Paralegal
Barry G. Segal, P.A.
3096 Cardinal Drive Suite 2C
Vero Beach, FL 32963
772-567-5552
File Number: 23-989
Will Call No.: Box 92**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **16th** day of **June, 2023** between **Myron J. Madsen, Jr. and Davene Madsen, husband and wife** whose post office address is **1427 32nd Ave., Vero Beach, FL 32960**, grantor, and **Indian River County, a political subdivision of the State of Florida** whose post office address is **1801 27th Street, Vero Beach, FL 32960**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida** to-wit:

Lots 1, 2, 3 and 7, Block 3, R.D. Carter Subdivision, according to the map or plat thereof as recorded in Plat Book 4, Page 28, Public Records of St. Lucie County, Florida; Said land now lying and being in Indian River County, Florida.

Property Identification Numbers: 32-39-35-00003-0030-00001/0, 32-39-35-00003-0030-00002/0, 32-39-35-00003-0030-00003/0 and 32-39-35-00003-0030-00007/0.

Parcel Identification Number:

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.

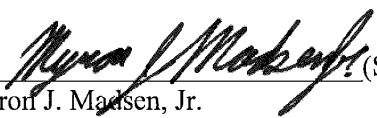
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2022**.


In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

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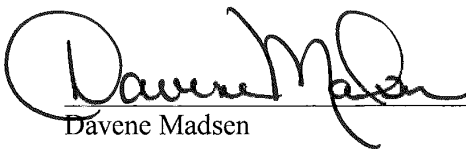
Signed, sealed and delivered in our presence:


Witness Name: Myron J. Madsen, Jr.

 (Seal)
Myron J. Madsen, Jr.


Witness Name: MARY LEE

Witness Name: _____

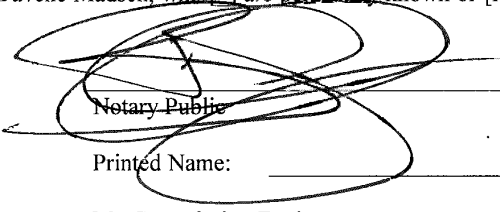
 (Seal)
Davene Madsen

Witness Name: _____

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of June, 2023 by Myron J. Madsen, Jr. and Davene Madsen, who are personally known or have produced a driver's license as identification.

[Notary Seal]


Notary Public
Printed Name: _____
My Commission Expires: _____

