

Prepared By & Return To:
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INDIAN RIVER COUNTY, FLORIDA
Page 1 of 2 November 13, 2024 11:27 a.m.

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Warranty Deed

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

This Warranty Deed, made this 7th day of November, 2024, between **Lorence White**, whose address is 183 Soper Rd, Durham, ME 04222, hereinafter referred to as "Grantor", and **City of Fellsmere, Florida, a municipality organized under the laws of the State of Florida.**, whose post office address is 22 South Orange Street, Fellsmere, FL 32948, hereinafter referred to as "Grantee".

Witnesseth, that said Grantor, for and in consideration of the sum of TEN 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:

The North 116 feet of the West 97.00 feet of the East 540.50 feet of Tract 1540, of Fellsmere Farm Company, in Township 31 South, Range 37 East, according to the plat thereof as recorded in Plat Book 2, Page 1 and 2, Public Records of St. Lucie County, Florida; said lands 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 governmental regulations, covenants, rights of way, restrictions, easements and reservations of record, if any, but this provision shall not operate to reimpose the same, and taxes for the year and subsequent years.

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 as stated herein and taxes accruing subsequent to December 31, 2023.

The Grantor, Lorence White, states that this is not his homestead property and he resides at 183 Soper Rd, Durham, Maine 04222.

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:

WITNESSES:

(Sign)

Melanie A. Goldstein

(Print Name)

Melanie A. Goldstein

(Address)

135 Main St St A

(Sign)

Jesse Bogle

(Print Name)

Jesse Bogle

(Address)

135 Main St St A

Brunswick ME 04011

Lorence White

Lorence White

State of Maine

County of Cumberland

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of November, 2024 by Lorence White who [] is personally known to me or [☒] has produced a driver's license issued by the State of Maine as identification.

[Notary Seal]



Jesse Bogle

Notary Public, State of Maine Commission No.

Printed Name: Jesse Bogle

My Commission Expires: 01/16/2031

JESSE SUMNER BOGLE
NOTARY PUBLIC
State of Maine
My Commission Expires
January 16, 2031