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After Recording Return to:
Susan Hirtzel
Stewart Title Company
333 17th Street, Suite F
Vero Beach, FL 32960

This Instrument Prepared by:
Susan Hirtzel
Stewart Title Company
333 17th Street, Suite F
Vero Beach, FL 32960
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
33390200020007000003.1
File No.: 235614

WARRANTY DEED

This Warranty Deed, Made the 7 day of JULY, 2018, by Kathy Atkinson, a married woman joined by her spouse Frank Forgione, whose post office address is: 1265 40th Avenue, Vero Beach, FL 32960, hereinafter called the "Grantor", to Rosemary Rivero, whose post office address is: 1625 26th Avenue, Vero Beach, FL 32960, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Eighty Five Thousand Dollars and No Cents (\$185,000.00)** 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 Indian River County, Florida, to wit:

The South 1/2 of Lot 3, Block 7, Jacoby's Addition Vero, Florida, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 54, of the Public Records of St. Lucie 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.

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, 2017, 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 IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]
Printed Name: DAVID MYERS II

[Signature]
Kathy Atkinson

Witness Signature: [Signature]
Printed Name: SALLY FORGIONE

[Signature]
Frank Forgione

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 9th day of July, 2018 by **Kathy Atkinson, a married woman joined by her spouse Frank Forgione**, who has produced driver license(s) as identification.

[Signature]
Notary Public Signature
Printed Name: DAVID MYERS II

My Commission Expires: 1-30-21
(SEAL)

