

After Recording Return to:
Beth Hoffman
Stewart Title Company
1701 S Highway A1A, Suite 104
Vero Beach, FL 32963

This Instrument Prepared by:
Beth Hoffman
Stewart Title Company
1701 S Highway A1A, Suite 104
Vero Beach, FL 32963
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):
33393600005081000013.0
File No.: 402091

WARRANTY DEED

This Warranty Deed, Made the 28 day of May, 2019, by Daniel Ribas and Susan Ribas, husband and wife, whose post office address is: 10365 Majestic Circle, Naples, FL 34114, hereinafter called the "Grantor", to Marilyn Cuevas Torres, a single woman, and Onix O. Rivera Feliciano, a single man, as Joint Tenants with Rights of Survivorship, whose post office address is: 1025 17th Lane SW, Vero Beach, FL 32962, 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:

Lot 13, Block 81, Vero Beach Highlands Unit Five, according to the plat thereof recorded in Plat Book 8, Page 56, of the Public Records of 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, 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 IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Beth M. Hoffman

Printed Name: Beth M. Hoffman

Daniel Ribas
Daniel Ribas

Witness Signature: Samantha Roach

Printed Name: Samantha Roach

Susan Ribas
Susan Ribas

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 28 day of May, 2019 by **Daniel Ribas and Susan Ribas**, who have produced driver license(s) as identification.

Beth M. Hoffman
Notary Public Signature

Printed Name: Beth Hoffman

My Commission Expires: _____
(SEAL)

