

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):
33392100021000000059.0
File No.: 444349

WARRANTY DEED

This Warranty Deed, Made the 30th day of July, 2019, by Mark D. Inglehart and Julie Zimmer-Inglehart, husband and wife, whose post office address is: 7315 65th STREET, VERO BEACH, FL 32967 hereinafter called the "Grantor", to Dean S. Bress, a married man, whose post office address is: 734 Fortunella Circle SW, Vero Beach, FL 32968, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Four Hundred Sixty Two Thousand Dollars and No Cents (\$462,000.00)** 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 59, CITRUS SPRINGS VILLAGE "G"-P.D., according to the plat thereof, as recorded in Plat Book 21, Pages 45 through 47, inclusive, 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, none of which are hereby reimposed or preserved.

(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

Witness as to both

Mark D. Inglehart

Witness Signature: Samantha Hoofnagle

Printed Name: Samantha Hoofnagle

Witness as to both

Julie Zimmer-Inglehart

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this **30th day of July, 2019** by **Mark D. Inglehart and Julie Zimmer-Inglehart, husband and wife** who has produced driver license(s) as identification.

Notary Public Signature

Printed Name: Beth Hoffman

My Commission Expires: _____
(SEAL)

