

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):
33390100056010000003.0
File No.: 508500

WARRANTY DEED

This Warranty Deed, Made the 9th day of September, 2019, by Anthony Riggio, a married man, whose post office address is: 9909 Linksland Drive, Huntersville, NC 28078, hereinafter called the "Grantor", to Laura Hillerman and Michael Margolin, husband and wife, whose post office address is: 421 North Peppertree Dr, Vero Beach, FL 32963, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Zero Dollars and No Cents (0.00)** 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:

Condominium Parcel B-3, OAK PARK TERRACE UNIT 10, according to the Declaration of Condominium thereof recorded in Official Records Book 582, Page 1697, as amended of the Public Records of Indian River County, Florida. Together with an undivided interest in the common elements declared in said Declaration to be appurtenant to the above described dwelling unit.

The property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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: [Signature]
Printed Name: Kenya Roberts

[Signature]
Anthony Riggio

Witness Signature: [Signature]
Printed Name: Tajmah Brown

State of North Carolina
County of Mecklenburg

The foregoing instrument was acknowledged before me this 9th day of September, 2019, by **Anthony Riggio**, who has produced driver license(s) as identification.

[Signature]
Notary Public Signature
Printed Name: Andreea L. Cochran

