

Record: \$ 18.50  
3045.00

Prepared by and return to:

Alicia M. Kilbourne  
Treasure Coast Title & Settlement of Vero, LLC  
3375 20th Street  
Suite 130  
Vero Beach, FL 32960  
(772) 299-5022  
File No TC20-2131 WFG

Parcel Identification No 33-39-28-00011-0000-00042.0

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

This indenture made the 18 day of June, 2020 between **Danielle Nicole Haddad, a married woman, joined by her husband, Nicholas Glenn Haddad**, whose post office address is **1810 Pointe West Way, Vero Beach, FL 32966**, of the County of Indian River, State of Florida, Grantors, to **John Walsh, an unmarried man**, whose post office address is **64 Tracy Station Road, Manalapan Township, NJ 07726**, of the County of Monmouth, State of New Jersey, Grantee:

**Witnesseth**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

**LOT 42, THE FOUNTAINS AT AMBER LAKES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE(S) 6 THROUGH 9, INCLUSIVE, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.**

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
WITNESS  
**Alicia M. Kilbourne**

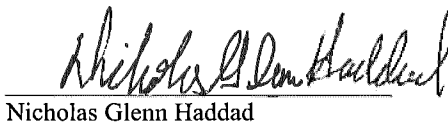
Printed Name of First Witness

WITNESS

**Sandra King**


Printed Name of Second Witness

  
Danielle Nicole Haddad

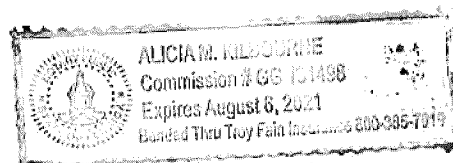
  
Nicholas Glenn Haddad

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18<sup>th</sup> day of June, 2020, by Danielle Nicole Haddad and Nicholas Glenn Haddad, wife and husband/

  
Signature of Notary Public  
Print, Type/Stamp Name of Notary  
**Alicia M. Kilbourne**

Personally Known: \_\_\_\_\_ OR Produced Identification: XX  
Type of Identification  
Produced: VALID DRIVER' LICENSE



661 31498  
August 6, 2021