



Prepared by
Cindy Silverstein, an employee of
First American Title Insurance Company
2001 9th Avenue, Suite 108
Vero Beach, FL 32960
(877)753-0344

Return to: Grantee

File No.: 2118-2646095
Consideration: \$285,000.00

WARRANTY DEED

This indenture made on **July 30, 2020 A.D.**, by

Marc David Alpert and Adlin Betances-Alpert, husband and wife

whose address is: **15357 SW 55th Ter Miami, FL 33185**
hereinafter called the "grantor", to

Linh Nguyen and Bich Tran, husband and wife

whose address is: **2051 Grey Falcon Cir SW Vero Beach, FL 32962**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 105, FALCON TRACE - PLAT SIX, according to the plat thereof, as recorded in Plat Book 21 at Page 96, of the Public Records of Indian River County, Florida.

Parcel Identification Number: **33393500008000000105.0**

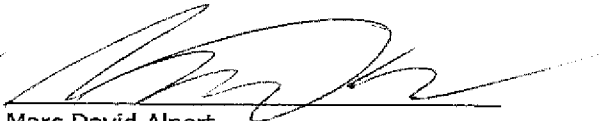
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

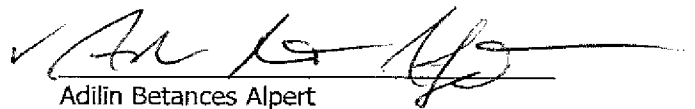
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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 31st of 2019.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

✓ 
 Marc David Alpert

✓ 
 Adlin Betances Alpert

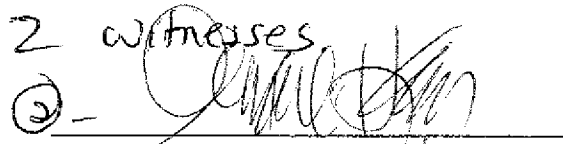
Signed, sealed and delivered in our presence:

① ✓ 
 Witness Signature

✓ Print Name: Elizabeth M. Marcos

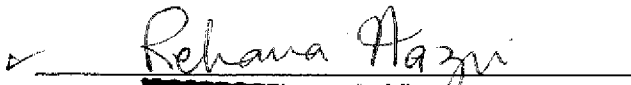
✓ State of

✓ County of

2 witnesses
 ② ✓ 
 Witness Signature

✓ Print Name: Michael Klein

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on **July 29, 2020**, by **Marc David Alpert and Adlin Betances-Alpert, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

✓ 
 Notary Public
 REHANA NAZIR
 MY COMMISSION # GG 952433
 EXPIRES: May 10, 2024
 Bonded Thru Notary Public Underwriters
 (Printed Name)

✓ My Commission expires: 05/10/24

