

This Instrument Prepared by and Return to:
Michelle McClure
Alliance Title of the Treasure Coast, LLC
725 Commerce Center Drive
Ste A
Sebastian, FL 32958
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):
31-39-18-00004-6230-00012/0
File No.: 2007094

WARRANTY DEED

This Warranty Deed, Made the 13th day of August, 2020, by Zip Enterprises, LLC, whose post office address is: 1343 Thornhill Lane, Sebastian, FL 32958, hereinafter called the "Grantor", to Luis M Dela Guardia and Adriana G Diaz, whose post office address is: 915 Laredo Lane, Sebastian, FL 32958, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Eighty Thousand Dollars and No Cents (\$180,000.00)** 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 12, Block 623, Second Replat in Sebastian Highlands, Unit 9 and First Replat in Sebastian Highlands, Unit 16, according to map or plat thereof as recorded in Plat Book 8, Page 71, of the Public Records of Indian River County, Florida.

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 2020, 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: Sue Gaines
Printed Name: Sue Gaines

Gerald Rosebery
Gerald Rosebery, Manager of Zip Enterprises, LLC

Witness Signature: Leslie A. Gibson
Printed Name: Leslie A. Gibson

State of North Carolina
County of Cherokee

The foregoing instrument was acknowledged before me this 13th day of August, 2020 by Gerald Rosebery, Manager of Zip Enterprises, LLC, who is/are personally known to me or has/have produced driver license(s) as identification.

Leslie A. Gibson
Notary Public Signature
Printed Name: Leslie A. Gibson

My Commission Expires: March 25, 2025
(SEAL)

