

This Instrument Prepared By  
Record and Return to:  
Sherri Scott  
Mellex Title Services, LLC  
2 South University Dr., Ste 304  
Plantation, FL 33324  
Agent File No.: 20-5523A

Parcel Identification Number: 33-39-26-00003-0004-00005/0

## WARRANTY DEED

***THIS INDENTURE***, made this 2<sup>nd</sup> day of August, 2020, between  
**Duane S. Green, a single man, and Carla F. D'Auria, a single woman**, whose address is **3415  
Rockport St. SW, Vero Beach, FL 32968**, GRANTOR\*, and **Maricela Gomez and Antonio  
Gutierrez, wife and husband** whose address is **1236 14th Ave SW, Vero Beach, FL 32962**,  
GRANTEE\*;

(Wherever used herein the terms "Grantor" and "Grantee" shall include all the parties to this instrument  
and heirs, legal representatives, and assigns of individuals.)

***WITNESSETH***, That said Grantor, for and in consideration of the sum of TEN AND 00/100  
(\$10.00) DOLLARS and other good and valuable consideration, to said Grantor in hand paid by said  
Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises,  
releases, conveys and confirms unto the Grantee and Grantee's heirs, successors and assigns forever the  
following described land located in the County of **INDIAN RIVER** State of Florida, to-wit:

**Lot 5, Block D, Oslo Park Unit No. 2-A, according to the map or plat thereof, as recorded in  
Plat Book 4, Page(s) 31, of the Public Records of Indian River County, Florida.**

***SUBJECT TO*** all restrictions, reservations and easements of record, if any; zoning restrictions  
and prohibitions imposed by governmental authority, and taxes for the current and subsequent years that  
are not yet due and payable.

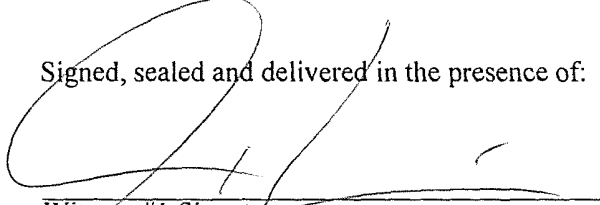
***TOGETHER WITH*** all the tenements, hereditaments and appurtenances thereto belonging or in  
anywise appertaining.

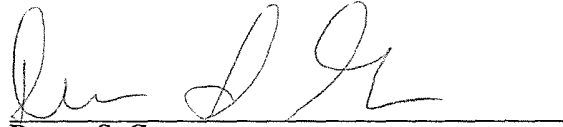
***TO HAVE AND TO HOLD***, the same in fee simple forever.

***AND THE SAID GRANTOR*** does hereby covenant with the 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, and hereby fully warrants the title to said land and will defend the same against the  
lawful claims of all persons whomsoever.


**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Witness #1 Signature

  
\_\_\_\_\_  
Duane S. Green

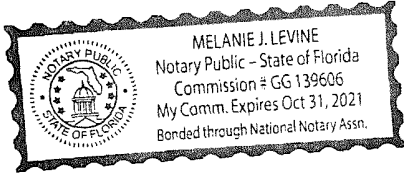
ALEX LEVINE  
\_\_\_\_\_  
Witness #1 Printed Name

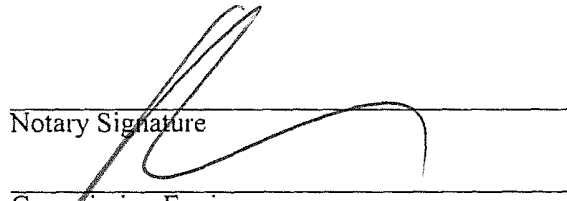
  
\_\_\_\_\_  
Witness #2 Signature  
**Melanie J. Levine**  
\_\_\_\_\_  
Witness #2 Printed Name

  
\_\_\_\_\_  
Carla F. D'Auria

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20 day of August, 2020, by Duane S. Green and Carla F. D'Auria who is/are personally known to me or produced \_\_\_\_\_ as identification.



  
\_\_\_\_\_  
Notary Signature  
\_\_\_\_\_  
Commission Expires: