

Prepared by and return to:

Alicia M. Kilbourne  
Treasure Coast Title & Settlement of Vero, LLC  
821A Beachland Blvd  
Vero Beach, FL 32963  
(772) 299-5022  
File No TC20-2936WFG

Parcel Identification No 33-39-36-00013-0000-00041.0

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## WARRANTY DEED

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

This indenture made the 4<sup>th</sup> day of January, 2021 between Terry Miller and Martha Jones Miller, husband and wife, whose post office address is 5903 Nettle Path Drive, Fort Pierce, FL 34951, of the County of St. Lucie, State of Florida, Grantors, to Kevin Summers and Angela Summers, husband and wife, whose post office address is 468 High Hawk Circle, Vero Beach, FL 32962, of the County of Indian River, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

**LOT 41, HIGH HAWK OF VERO BEACH, PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE(S) 36 AND 36A, INCLUSIVE, OR 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 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**Property is not** the constitutional homestead of the Grantor(s) under the laws and constitution of the State of Florida and neither the Grantor(s) nor any person(s) for whose support the Grantor(s) is responsible reside on or adjacent to the land.

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

**And** Grantors hereby covenant with the Grantees 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:

[Signature]  
WITNESS

**Alicia M. Kilbourne**

Printed Name of First Witness

[Signature]  
WITNESS

**Mary O. Miller**

Printed Name of Second Witness

[Signature]  
Terry Miller

[Signature]  
Martha Jones Miller

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

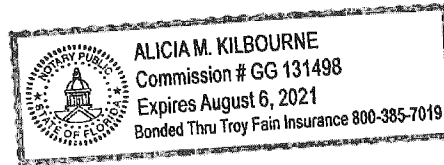
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 4<sup>th</sup> day of January, 2021, by Terry Miller and Martha Jones Miller, husband and wife.

[Signature]

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'S LICENSES