

This instrument prepared by & return to: Denielle Landers
Harbor Title & Escrow, Inc.
Pelican Plaza
4729 N. A1A Suite # 122
Vero Beach, FL 32963
Consideration: \$237,500.00
Rec.: \$18.50
Tax ID No: 33-39-21-00015-0000-00020/0
Our File: 2020-2576

General Warranty Deed

Made this 5th day of February, 2021 by **Carlos Fernandez, Single and Jacqueline T. Bravo, Single**, whose post office address is 6390 Cerritos Avenue, Long Beach, CA 90805 hereinafter called the grantor, to **David P. LeBel and Cheryl L. LeBel, A Married Couple** whose post office address is 401 W Tangerine Square SW, Vero Beach, FL 32968 hereinafter called the grantee,

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: that the grantor, for and in consideration of the sum of Two Hundred Thirty-Seven Thousand Five Hundred and 00/100 Dollars (\$237,500.00), 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 situated in Indian River County, Florida, viz:

Lot 20, CITRUS SPRINGS VILLAGE ""A" P.D. - PHASE II, according to the plat thereof as recorded in Plat Book 18, Page 10 and 11, of the Public Records of Indian River County, Florida.

Parcel ID Number: **33-39-21-00015-0000-00020/0**

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.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Gillian Krieger
Witness
Gillian Krieger

Print Name

Carlos Fernandez
Carlos Fernandez
Jacqueline T. Bravo
Jacqueline T. Bravo

Denielle Landers
Witness
Denielle Landers

Print Name

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ¹²~~3~~rd day of February, 2021 by Carlos Fernandez and Jacqueline T. Bravo who has proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(SEAL)

Denielle Landers
Notary Public
Printed Name: _____
My Commission
Expires: _____

