

Prepared by:

Ileana Valdes
HomePartners Title Services LLC
1535 Three Village Road
Weston, FL 33326

Return to:

HomePartners Title Services LLC
Ileana Valdes
1535 Three Village Road
Weston, FL 33326

Incident to the issuance of a title insurance commitment.

Tax ID: 33400500030000000006.0

File Number: 180-20428V

Consideration: \$1,225,000.00

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 15th day of March, 2021, between

Mathew Gregory Rundels and Becki Lee Rundels , husband and wife
whose post office address is **4180 55th Street, Vero Beach, FL 32967**, grantor,

and

Jeffrey A. Williard and Karen A. Williard , husband and wife
whose post office address is **1660 Riomar Cove Lane, Vero Beach, FL 32963**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Indian River County, Florida**, to-wit:

Lot 6, RIOMAR COVE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 16, Page 79, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 33400500030000000006.0

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 for the year of closing and subsequent years, restrictions, reservations, covenants and easements of record, if any.

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

Signed, sealed and delivered in our presence:

Jodi L Castoro
Witness Signature
Printed Name: Jodi L Castoro

Mathew Gregory Rundels
Mathew Gregory Rundels
Becki Lee Rundels
Becki Lee Rundels

Gayle P. Watson
Witness Signature
Printed Name: Gayle P. Watson

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of March, 2021, by Mathew Gregory Rundels and Becki Lee Rundels, husband and wife, who is personally known to me or has produced Drivers license as identification.

Jodi L Castoro
NOTARY PUBLIC
Printed Name: Jodi L Castoro
My Commission Expires: 7/9/21

(SEAL)

