

Prepared by and return to:

Toni Gatlin-Daddis
Premier Title Partners of Florida, LLC
1705 19th Place, B-1
Vero Beach, FL 32960
(772) 299-5022
File No PTP21-4486W

Parcel Identification No 33390100036022000012.0

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WARRANTY DEED

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

This indenture made the 13th day of April, 2021 between Christie Cafiero, a single woman, whose post office address is 27 Chestnut Court, High Bridge, NJ 08829, of the County of Hunterdon, State of New Jersey, Grantor, to Morgan Hawkes, a single woman and Penny Hawkes, a single woman, as joint tenants with full rights of survivorship, whose post office address is 1711 5th Ave., Vero Beach, FL 32960, of the County of Indian River, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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:

The North 1/2 of Lot 12 and the South 1/2 of Lot 13, Block "V", of Rockridge Subdivision Unit 7, according to the Plat thereof, as recorded in Plat Book 5, at Page 81, of 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.

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

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor 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 the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS #1 SIGNATURE

Teresa J Haggerty
WITNESS #1 PRINTED NAME

[Signature]
WITNESS #2 SIGNATURE

Kerth Murtaugh
WITNESS #2 PRINTED NAME

Christie Cafiero A/K/A
Christie Cafiero A/K/A Christie Cafiero Attard
Christie Cafiero Attard

STATE OF New Jersey
COUNTY OF Hunterdon

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 13th day of April, 2021, by Christie Cafiero A/K/A Christie Cafiero Attard.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

TERESA J. HAGGERTY
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 28, 2023

Personally Known: _____ OR Produced Identification: XXX
Type of Identification
Produced: VALID DRIVER'S LICENSE NJD