

This Instrument Prepared by and Return to:  
Heidi L. Taylor  
Alliance Title of the Treasure Coast, LLC  
725 Commerce Center Drive  
Ste A  
Sebastian, FL 32958  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
30-38-21-00005-0150-00010/0 and 30-38-21-00005-0150-00001/0  
File No.: 2105074

### WARRANTY DEED

This Warranty Deed, Made the 3rd day of June, 2021, by **Steven J. Harper and Cynthia S. Harper**, husband and wife, whose marital status is married, whose post office address is: **2249 NE 24th St., Lighthouse Point, FL 33064-8339**, hereinafter called the "Grantor", to **Gregory Mathisen**, whose post office address is: **5705 Garrett Rd., Micco, FL 32976**, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Eighty Eight Thousand Dollars and No Cents (\$88,000.00)** 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 situate in **Indian River County, Florida**, to wit:

Lot 10, Block 15, Townsite of Roseland, according to map or plat thereof as recorded in Plat Book 1, Page 43, of the Public Records of St. Lucie County, Florida, said lands now lying and being in Indian River County, Florida.

Lot 1, less the Northerly 5 feet for right of way and all of Lot 2, Block 15, of Townsite of Roseland, according to Plat Book 1, Page 43, of the Public Records of St. Lucie County, Florida; said lands now situate in Indian River County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

**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 2021, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

#1

Witness Signature: Anna Scrima

Printed Name: Anna Scrima

Witness Signature: Steven J. Harper

Printed Name: Steven J. Harper

#2

Witness Signature: Cynthia S. Harper

Printed Name: Cynthia S. Harper

Witness Signature: Cynthia S. Harper

Printed Name: Cynthia S. Harper

State of Florida

County of Broward

The foregoing instrument was acknowledged before me this 2nd day of June, 2021 by Steven J. Harper and Cynthia S. Harper, who is/are personally known to me or has/have produced driver license(s) as identification.

Notary Public Signature: Anna Scrima

Printed Name: Anna Scrima

My Commission Expires: 1-23-25  
(SEAL)



**ANNA SCRIMA**  
Commission # HH 057564  
Expires January 23, 2025  
Bonded Thru Budget Notary Services