

Prepared by and return to:

Lulich & Attorneys
1069 Main Street
Sebastian, FL 32958
(772) 589-5500
File Number: 21.627
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15 day of November, 2021 between **Paul Prete and Eve Kathleen Prete, Husband and Wife** whose post office address is 1878 Cogan Dr SE, Palm Bay, FL 32909, grantor, and **Brandon M. Barletta and Jaelyn T. Barletta, Husband and Wife** whose post office address is 1331 Scarlet Oak Circle, Vero Beach, FL 32966, 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 **Indian River County, Florida** to-wit:

Lot 36, "OAKS OF VERO" PD.- PHASE 2, according to the map or plat thereof as recorded in Plat Book 22, Page 13, Public Records of Indian River County, Florida.

Parcel Identification Number: 33390900028000000036.0

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 **December 31, 2022**.

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:

Ashley M Cook
Witness

Printed Name: Ashley M Cook

Berrie H Coleman
Witness

Printed Name: Berrie H Coleman

Paul Prete
Paul Prete

Ashley M Cook
Witness
Printed Name: Ashley M Cook

Kerrie H Coleman
Witness
Printed Name: Kerrie H Coleman

Eve Kathleen Prete
Eve Kathleen Prete

State of Florida
County of Indian River

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15 day of November, 2021 by Paul Prete and Eve Kathleen Prete who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



ASHLEY M. COOK
Commission # HH 161125
Expires August 4, 2025
Bonded Thru Budget Notary Services

Ashley M Cook
Notary Public
Print Name: Ashley M Cook
My Commission Expires: 8/4/25