

**THIS INSTRUMENT PREPARED BY AND
RECORD AND RETURN TO:**

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WARRANTY DEED

THIS WARRANTY DEED made the 30th day of November, 2021, by **Michael A. Roberts and Kristin L. Roberts, husband and wife** with an address of 649 E Causeway Blvd, Vero Beach, FL 32963, hereinafter called GRANTOR, to **Joshua McNeely and Iliana S. Malaret, husband and wife** whose address is 500 Acacia Rd, Vero Beach, FL 32963, hereinafter called GRANTEE:

(Wherever 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)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) 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, viz:

LOT 13, BLOCK 3, RIVER OAKS ESTATES UNIT - TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE(S) 21, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

SUBJECT to easements, restrictions, reservations and rights of way of record, if any, but this provision shall not operate to reimpose the same.

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

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 202021.

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:

[Signature]
Witness Name: Wendy S. Holland

[Signature]
Witness Name: Megan Dupuis

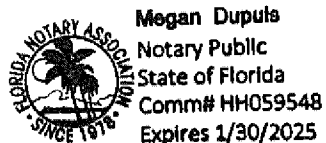
[Signature]
Michael A. Roberts

[Signature]
Kristin L. Roberts

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of November, 2021, by **Michael A. Roberts and Kristin L. Roberts, husband and wife**, who are personally known or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: Megan Dupuis