

Prepared by and return to:

Meredith A. Tessier
Riomar Title, LLC
83 Royal Palm Pointe
Vero Beach, FL 32960
(772) 999-5765
File No 21-3077

Parcel Identification No 32-39-21-00013-0000-00096.0

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WARRANTY DEED

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

This indenture made the 10th day of December, 2021 between Abbey K. Vanderwoude, a single woman, whose post office address is 133 Trinity Creek Drive, Holly Springs, NC 27540, of the County of , State of North Carolina, Grantor, to Louis Mistretta and Arlene Mistretta, husband and wife, whose post office address is 5091 Pendelton Square, Vero Beach, FL 32967, 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:

LOT 96L, LAKES AT WATERWAY VILLAGE PD PLAT 2A-2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 74 THROUGH 84, INCLUSIVE, 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.

