

Prepared by and return to:

James P. McHugh, Esq.

James P. McHugh, LLC

1555 Indian River Blvd., Suite 125

Vero Beach, FL 32960

(772) 226-7400

File Number: **21-083**

Parcel Identification No. **33391200002000500019.0**

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Warranty Deed

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

This Indenture made this **30th day of December, 2021** between **KCC Investment Group, LLC, a Florida Limited Liability Company** whose post office address is **8250 NW 165 Terrance, Miami, FL 33016** of the County of **Miami-Dade, State of Florida**, grantor, to **Jorge Perez and Elsa V Perez, Husband and Wife** whose post office address is **1581 4th Court, Vero Beach, FL 32960** of the County of **Indian River, State of Florida**, grantee,

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 19, Block "E", ROCKRIDGE SUBDIVISION, REPLAT UNIT NO. 2, according to the Plat thereof, as recorded in Plat Book 4, Page 50, 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 2022 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 Grantee 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:



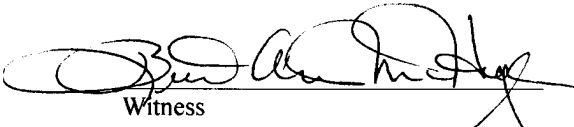
Witness

Printed Name: James P. McHugh

KCC Investment Group, LLC, a Florida Limited Liability Company

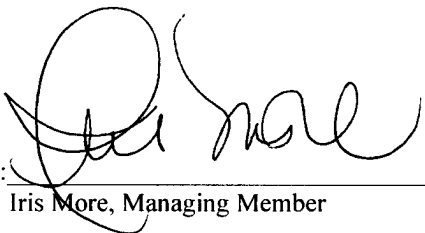
By: 

Odalys C Silva, Managing Member

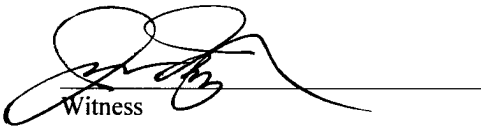


Witness

Printed Name: Beth Ann McHugh

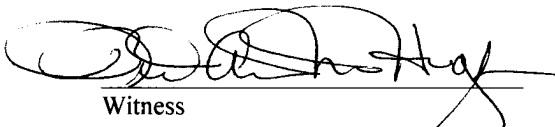
By: 

Iris More, Managing Member



Witness

Printed Name: James P. McHugh



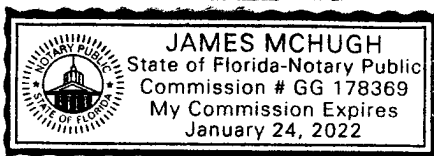
Witness

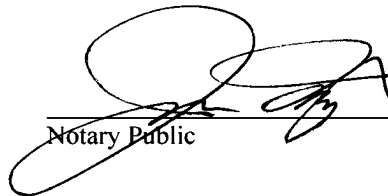
Printed Name: Beth Ann McHugh

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of December, 2021 by Odalys C Silva, Managing Member and Iris More, Managing Member of KCC Investment Group, LLC, a Florida Limited Liability Company who are personally known or have produced drivers' licenses as identification.

[Seal]





Notary Public