

Prepared by and return to:

Meredith A. Tessier
Riomar Title, LLC
83 Royal Palm Pointe
Vero Beach, FL 32960
(772) 999-5765
File No 21-3115

Parcel Identification No 33-39-28-00009-0000-00013.0

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WARRANTY DEED

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

This indenture made the 24th day of January, 2022 between Roderick J. Renkel and Ashley Neese, husband and wife, whose post office address is **4490 Portofino Way, Apt. 309, West Palm Beach, FL 33409**, of the County of , State of Florida, Grantors, to **Kenneth Castro and Debra Castro, husband and wife**, whose post office address is **5691 Riverboat Circle SW, Vero Beach, FL 32968**, of the County of Indian River, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 13, SOUTH LAKES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 66 THROUGH 71, 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 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS

PRINT NAME: Matt Regan

[Signature]
WITNESS

PRINT NAME: Meredita A Tessler

[Signature]
Roderick J. Renkel

[Signature]
Ashley Neese

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 24 day of January, 2022, by Roderick J. Renkel and Ashley Neese, husband and wife.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: _____
Type of Identification _____
Produced: [Signature]

