

This instrument prepared by & return to: Gillian Krieger  
Harbor Title & Escrow, Inc.  
Pelican Plaza  
4729 N. A1A Suite # 122  
Vero Beach, FL 32963  
Consideration: \$390,000.00  
Rec.: \$27.00  
Tax ID No: 33-38-09-00002-0000-00082/0  
Our File: 2022-3042

## General Warranty Deed

Made this 10th day of March, 2022 by **Raymond L. Burkhardt and Mia H. Burkhardt, Husband and Wife**, whose post office address is 5610 Fort Pierce Blvd, Fort Pierce, FL 34951 hereinafter called the grantor, to **Rick Lauman Gutierrez, Single** whose post office address is 10062 W. Verona Cir., Vero Beach, FL 32966 hereinafter called the grantee,

(Whenever used herein the term "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 Three Hundred Ninety Thousand and 00/100 Dollars (\$390,000.00), 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 situated in Indian River County, Florida, viz:

**Lot 82, Verona Trace Subdivision & The Villas at Verona Trace, according to the plat thereof recorded in Plat Book 20, Page 69, of the Public Records of Indian River County, Florida.**

Parcel ID Number: **33-38-09-00002-0000-00082/0**

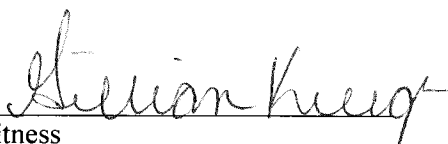
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

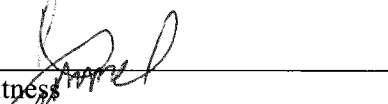
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2021.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

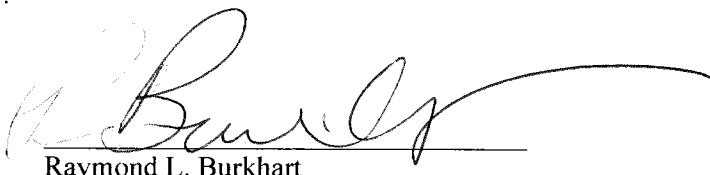
*Signed, Sealed and Delivered in Our Presence:*

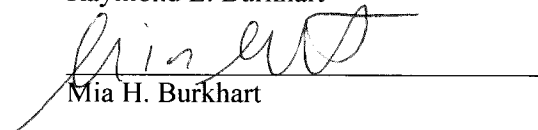
  
 Witness

**Gillian Krieger**  
 Print Name

  
 Witness

**Denielle Landers**  
 Print Name

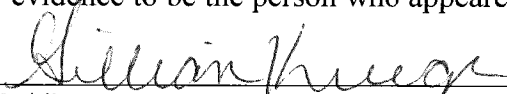
  
 Raymond L. Burkhart

  
 Mia H. Burkhart

State of Florida  
 County of Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this **4th** day of March, 2022 by Raymond L. Burkhart and Mia H. Burkhart who has proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(SEAL)

  
 Notary Public  
 Printed Name: **Gillian Krieger**  
 My Commission Expires: \_\_\_\_\_



GILLIAN KRIEGER  
 Commission # HH 116415  
 Expires August 7, 2025  
 Bonded Thru Budget Notary Services

**Verona Trace Homeowner Association, Inc.**  
**CERTIFICATE OF APPROVAL TO PURCHASE**

Rick Gutierrez is/are approved by Verona Trace Homeowners Association, Inc., a Florida Corporation Not-for-Profit, as Owner(s) of the following described property in Indian River County, Florida.

Address of: 10062 W Verona Circle of Verona Trace Homeowners Association, Inc., recorded in Official Records Book 20, Page 69, of the Public Records of Indian River County, Florida.

Dated this 21 day of February, 2022

By: Kathryn B. McKeon

Title: Secretary

Verona Trace Homeowners Association, Inc.

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STATE OF FLORIDA                   }  
COUNTY OF INDIAN RIVER       }

THE FOREGOING INSTRUMENT was acknowledged before me this 21 day of February, of 20 22 by Kathryn McKeon, who is the Secretary of said corporation and is well known to me or has produced identification in the form of \_\_\_\_\_ which was examined by me. He/she acknowledged executing the same freely and voluntarily under the authority vested in them by said Corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 21 day of February, 20 22.

[Signature]  
NOTARY PUBLIC, State of Florida at Large

