

Prepared by and return to:

Kasey McBride
Supreme Title Solutions, LLC
1410 19th Place
Vero Beach, FL 32960
(772) 403-6161
File No 22-01-1015

Parcel Identification No 32390100013000000046.0

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WARRANTY DEED

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

This indenture made the **29th day of April, 2022** between **Mehran Rafizadeh, a married man**, whose post office address is **2862 44th Avenue West, Seattle, WA 98199**, of the County of King, State of Washington, Grantor, to **Brooke Richards, an unmarried woman and Johnathan Billings, a single man**, whose post office address is **17408 Tiller Court, 200, Westfield, IN 46074**, of the County of Hamilton, State of Indiana, 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 46, The Shores, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 61, of the Public Records of Indian River County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 2862 44th Avenue West, Seattle, WA 98199.

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 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.

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:

[Signature]
WITNESS
PRINT NAME: TOM POWELL

[Signature]
Mehran Rafizadeh

[Signature]
WITNESS
PRINT NAME: LIAM VALDEZ

STATE OF WA

COUNTY OF KING

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 26th day of April, 2022, by Mehran Rafizadeh.

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

Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: Drivers license # WDL1BP77533B

