

Prepared by and return to:

Kasey McBride  
Supreme Title Solutions, LLC  
1410 19th Place  
Vero Beach, FL 32960  
(772) 403-6161  
File No 22-04-2109

Parcel Identification No 33-39-25-00005-0016-00002/0

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## WARRANTY DEED

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

This indenture made the **10th day of May, 2022** between **Margo A. Oliver, a single woman**, whose post office address is **1770 South Zuni Street, Denver, CO 80223**, of the County of Denver, State of Colorado, Grantor, to **Paulina Georgefh Cruz and Demetrio Cruz - Tolention, wife and husband**, whose post office address is **340 12th Street Southwest, Vero Beach, FL 32962**, of the County of Indian River, State of Florida, Grantees:

**Witnesseeth**, 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 2 and the West one-half of Lot 3, Block P, Unit No. 4 Dixie Heights, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 91, 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: 1770 South Zuni Street, Denver, CO 80223.

**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: Jepia Culpepper

[Signature]  
Margo A. Oliver

[Signature]  
WITNESS

PRINT NAME: Jordan Tomski

STATE OF Colorado

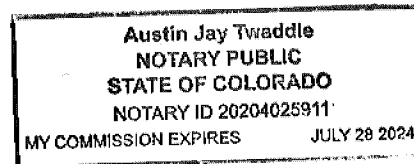
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3rd day of May, 2022, by Margo A. Oliver.

[Signature]

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: ✓

Type of Identification

Produced: Drivers License