

Prepared by and return to:

Kasey McBride
Supreme Title Solutions, LLC
1410 19th Place
Vero Beach, FL 32960
(772) 403-6161
File No 22-04-2098

Parcel Identification No 33-39-02-00004-0140-00020/0

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WARRANTY DEED

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

This indenture made the 20th day of May, 2022 between Trudy Carlson, a widow, whose post office address is 6009 Tioga Street, Duluth, MN 55804, of the County of St. Louis, State of Minnesota, Grantor, to Nicole M. Rodriguez and Daniel Rodriguez, wife and husband, whose post office address is 2045 Cortez Avenue, Vero Beach, FL 32960, of the County of , State of Florida, 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:

Lots 20, 21 and 22, Block 14, Plat No. 1 of McAnsh Park, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 28, 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 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:

Amber Hutchins
WITNESS
PRINT NAME: AMBER HUTCHINS

Trudy Carlson
Trudy Carlson

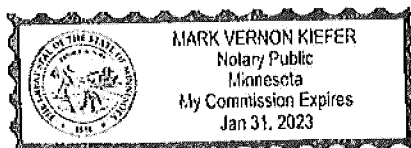
Michelle Beve
WITNESS
PRINT NAME: Michelle Beve

STATE OF Minnesota

COUNTY OF St. Louis

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of May, 2022, by Trudy Carlson.

Mark Kiefer
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: FL DL (64d-29)-44-793-0