

Prepared by and Return to Susie Randazzo ,
an employee of First International Title, Inc.
1999 N University Drive, Suite 300
Coral Springs, FL 33071
File No.: 216177-25

WARRANTY DEED

This indenture made on May 25, 2022, by **Kevin J. Bieber** whose address is: 153 STONY POINT DRIVE, SEBASTIAN, FL 32958 hereinafter called the "grantor",

to **Holiday Builders, Inc., a Florida corporation** whose address is: 2293 West Eau Gallie Boulevard, Melbourne, FL 32935 , hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 situate in Indian River County, **Florida**, to-wit:

Lot 2, Block 302, SEBASTIAN HIGHLANDS UNIT NO. 10, according to the Plat thereof, recorded in Plat Book 6, Page(s) 37, 37A through 37O, inclusive, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 31382400001302000002.0

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 December 31st of 2021.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Kevin J. Bieber
Kevin J. Bieber

Signed, sealed and delivered in our presence:

Diane W. Palm
1st Witness Signature
Print Name: Diane W. Palm

Shonda Boatright
2nd Witness Signature
Print Name: Shonda Boatright

State of FLORIDA
County of St. Lucie

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on 5-25-2022, by **Kevin J. Bieber**, who () is/are personally known to me or who () has/have produced a valid Driver license as identification.

Diane W. Palm
Notary Public
Printed Name:
My Commission expires:

