

Prepared by and return to:

Alicia M. Kilbourne
Premier Title Partners of Florida, LLC
1705 19th Place, B-1, Vero Beach, FL 32960
(772) 206-4601
File No PTP22-6391S

Parcel Identification No 33-39-21-00004-0000-00168.0

(Space Above This Line For Recording Data)

WARRANTY DEED

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

6/22/22
This indenture made the 22 day of June, 2022 between Stephanie Singer and Marc Bluestein, wife and husband, whose post office address is 11 Grace Road, Woburn, MA 01801, of the County of Middlesex, Commonwealth of Massachusetts, Grantors, to Parastou Erfani Najafabadi, a single woman, whose post office address is 2523 2nd Place Southwest, Vero Beach, FL 32962, of the County of Indian River, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

Lot 168, Hammock Lakes, Phase I, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 10, 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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

Hidi Hardemon

Printed Name of First Witness

Stephanie Singer

Marc Bluestein

WITNESS

Katie Beckles

Printed Name of Second Witness

STATE OF MASSACHUSETTS

COUNTY OF MIDDLESEX

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22nd day of June, 2022, by Stephanie Singer and Marc Bluestein.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: D.L

