

This instrument prepared by & return to: Denielle Landers
Harbor Title & Escrow, Inc.
Pelican Plaza
4729 N. A1A Suite # 122
Vero Beach, FL 32963
Consideration: \$320,000.00
Rec.: \$18.50
Tax ID No: 33-39-36-00005-0460-00001/0
Our File: 2022-3183

General Warranty Deed

Made this 30th day of June, 2022 by **David A. Price and Linette L. Price, Husband and Wife**, whose post office address is 8516 Arboles Court, Raleigh, NC 27613 hereinafter called the grantor, to **Rolando Beltran and Silvia Beltran, Husband and Wife** whose post office address is 645 23rd Place SW, Vero Beach, FL 32962 hereinafter called the grantee,

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: that the grantor, for and in consideration of the sum of Three Hundred Twenty Thousand and 00/100 Dollars (\$320,000.00), 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 situated in Indian River County, Florida, viz:

Lot 1, Block 46, VERO BEACH HIGHLANDS, UNIT FIVE, according to the plat thereof recorded in Plat Book 8, Page 56, of the Public Records of Indian River County, Florida.

Parcel ID Number: **33-39-36-00005-0460-00001/0**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 2021.

