3120220041669 RECORDED IN THE RECORDS OF JEFFREY R. SMITH, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL

BK: 3553 PG: 256, 6/30/2022 1:37 PM D DOCTAX PD \$2,240.00

Our File: 2022-3183

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

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.

BK: 3553 PG: 257

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Witness

Gillian Krieger

Print Name

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of [X] physical presence or [I] online notarization, this 30th day of June, 2022 by David A. Price and Linette L. Price who has proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(SEAL)

Notary Public
Printed Name:

GILLIAN KRIEGER

My Commission Expires:

GILLIAN KRIEGER

My Commission Expires:

Expires August 7, 2025 Bonded Thru Budget Notary Services