

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Gregory B. Taylor, Esq.

South Florida Title Insurers of Palm Beach County, Inc.

4425 Military Trail, Suite 106

Jupiter, Florida 33458

Our File No.: 22-10446

Property Appraisers Parcel Identification (Folio) Number: 33403100003004000010.0

Florida Documentary Stamps in the amount of \$2,065.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made as of the 21st day of July, 2022, by **Roger Anthony Kerr and Beverly Lewin, husband and wife**, whose post office address is **3434 Eglinton Ave E Apt 515, Scarborough , ON M1J2J1 Canada**, hereinafter called the Grantors, to **Beatrice Jeanty Dieudonne and Andre Arnold Dieudonne, husband and wife**, whose post office address is **24 Highland Dr SW, Vero Beach, FL 32962**, hereinafter called the Grantees:

(Wherever used herein the terms "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 Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

LOT 10, BLOCK 4, VERO BEACH HIGHLANDS UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 29, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

Subject to easements, restrictions and reservations of record and taxes for the year 2022 and thereafter.

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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 31, 2021.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Boshiff Douglas
Witness #1 Signature

Boshiff Douglas
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Latifia Douglas
Witness #2 Printed Name

R Kerr
Roger Anthony Kerr

Beverly Lewin
Beverly Lewin

STATE OF CANADA
COUNTY OF ONTARIO

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of physical presence or online notarization, this 9 day of July, 2022, by Roger Anthony Kerr and Beverly Lewin, who [] are personally known to me or who produced Passports as identification.

NOTARY SEAL

[Signature]
Notary Public

KAZUKI TAKAHASHI
Printed Notary Name

My commission expires: N/A

Kazuki Takahashi
1225 Kennedy Rd, Suite 2000
Scarborough, ON, Canada M1P4Y1
NOTARY PUBLIC, PARALEGAL, RCIC
Email: expert@Laws.services

