

Prepared by and return to:

Marianne Terrizzi
Sun Title & Abstract, LLC
2101 Vista Parkway
237
West Palm Beach, FL 33411
(561) 323-7788
File No 22-10077

Parcel Identification No 33-39-15-00009-0001-00002.0

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

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

This indenture made the 23rd day of September, 2022 between Gregory S. Huber, a single man, whose post office address is 2055 82ND AVE. LOT 422 VERO BEACH, FL. 32946, of the County of INDIAN RIVER Grantor, to Hi-Land Properties, LLC., a Florida Limited Liability Company, whose post office address is 5644 Corporate Way, West Palm Beach, FL 33407, of the County of Palm Beach, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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 2, Block A, Vero Beach Homesites Unit No. 1, according to the map or plat thereof, as recorded in Plat Book 3, Page 33, 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 Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS
PRINT NAME: CYNTHIA FASTER

[Signature]
Gregory S. Huber

[Signature]
WITNESS
PRINT NAME: Lenny Anne Haver

STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 23rd day of September, 2022, by Gregory S. Huber.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: drivers license



FRANCES D. REEVES
Commission # HH 166531
Expires August 18, 2025
Bonded Thru Budget Notary Services