

Prepared by and return to:

Lulich & Attorneys

1069 Main Street, 1069 Main Street

Sebastian, FL 32958

(772) 589-5500

File Number: 22.871

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Warranty Deed

This Warranty Deed made this 13th day of January, 2023 between William Forman and Elizabeth A Forman, Husband and Wife whose post office address is 3668 Loblolly Sq, Vero Beach, FL 32966, grantor, and Leone Louise Koste whose post office address is 3510 Wild Banyan Way, Vero Beach, FL 32966, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida** to-wit:

Lot 173B, Harmony Reserve P.D. Phase 2, according to the map or plat thereof as recorded in Plat Book 29, Page 43, Public Records of Indian River County, Florida.

Parcel Identification Number: 32393200025000000173.0

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 **December 31, 2022**.

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:

Ashley M Cook

Witness

Printed Name: Ashley M. Cook

Kerrie H Coleman

Witness

Printed Name: Kerrie H Coleman

Ashley M Cook

Witness

Printed Name: Ashley M. Cook

Kerrie H Coleman

Witness

Printed Name: Kerrie H Coleman

William Forman

William Forman

Elizabeth A Forman

Elizabeth A Forman

State of Florida
County of Indian River

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11 day of January, 2023 by William Forman and Elizabeth A Forman who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



ASHLEY M. COOK
Commission # HH 161125
Expires August 4, 2025
Bonded Thru Budget Notary Services

Ashley M Cook

Notary Public

Print Name: Ashley M Cook

My Commission Expires: 8-4-25