



Prepared by
Sheila Milton, an employee of
First American Title Insurance Company
3055 Cardinal Drive, Ste 105
Vero Beach, Florida 32963
(772)231-5560

Return to: Grantee

File No.: 15914-2768032

WARRANTY DEED

THIS INDENTURE, executed on **January 27, 2023**, between

Kelly L. Tibbetts, surviving spouse of Timothy J. Tibbetts, a single woman

whose mailing address is: 5101 Highway A1A, Vero Beach, FL 32963,
hereinafter called the "grantor", and

Donald William Fitzgerald and Rosemarie Fitzgerald, husband and wife

whose mailing address is: 5521 57th Way, Vero Beach, FL 32967,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Indian River** County, **FL**, to-wit:

Lot 23, VEROLAGO PHASE 1, according to the Plat thereof as recorded in Plat Book 20, Page(s) 16, of the Public Records of Indian River County, Florida.

Parcel Identification Number: **32-39-16-00004-0000-00023.0**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2022.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Kelly L. Tibbetts
Kelly L. Tibbetts

Signed, sealed and delivered in our presence:

C. Elms
Witness Signature

Cheyenne Elms
Print Name

Darlene K. Pegg
Witness Signature

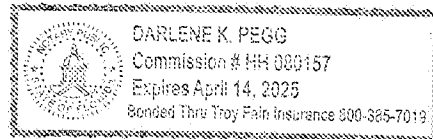
DARLENE K. PEGG
Print Name

State of **Florida**

County of **Indian River**

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on 11/27/23, 2023, by **Kelly L. Tibbetts, surviving spouse of Timothy J. Tibbetts, a single woman.**

Darlene K. Pegg
Notary Public
DARLENE K. PEGG
(Printed Name)



{Notarial Seal}

My Commission expires: _____

Personally Known OR Produced Identification
Type of Identification Produced a valid driver's license