

Prepared by an employee of:
Dominion Title Company
1005 Delridge Avenue
Orlando, FL 32804

Order No.: 20230035

Property Appraiser's Parcel I.D. (folio) Number:
33-39-02-00016-0020-00013/0 and 33-39-02-00016-0020-00012/0

WARRANTY DEED

THIS WARRANTY DEED dated March 8, 2023, by Lawrence A. Barkett and Rebecca N. Barkett, also known as Rebecca Nall Barkett, a married couple, whose post office address is 6315 4th Street, Vero Beach, FL 32968 (the "Grantor"), to Hannabri Properties, LLC, a Florida limited liability company, whose post office address is 2175 20th Street, Vero Beach, Florida, 32960 (the "Grantee").

(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 Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all the certain land situated in County of Indian River, State of Florida, viz:

The North Half of Lot 12, and Lots 13 and 14, Less and Except the North 20 feet of Lots 13 and 14 thereof, Block 2, Osceola Park Homesites, according to the plat thereof, as recorded in Plat Book 3, Page(s) 58, of the Public Records of St. Lucie County, Florida, said lands now lying and being in Indian River County, Florida.

Subject to easements, restrictions, reservations and limitations of recorded, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Alexis M. Sabedra

Witness Signature

Alexis M. Sabedra

Printed Name of First Witness

Emanue Y. Stephens

Witness Signature

Emanue Y. Stephens

Printed Name of Second Witness

Lawrence A. Barkett

Lawrence A. Barkett

Rebecca N. Barkett

Rebecca N. Barkett also known as
Rebecca Nall Barkett

Grantor Address:
6315 4th Street
Vero Beach, FL 32968

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of Physical Presence or Online Notarization on this 3 day of March, 2023, by Lawrence A. Barkett and Rebecca N. Barkett, also known as Rebecca Nall Barkett, who are personally known to me or who have produced Driver's License as identification.

[Signature]

Notary Public
My Commission Expires: Nov. 20, 2026
(SEAL)

 JOSHUA NELSON
Commission # HH 334143
Expires November 20, 2026