

575.50
146.50
1593.50

Prepared by and return to:

James P. McHugh, Esq.

James P. McHugh, LLC

1555 Indian River Blvd., Suite 125

Vero Beach, FL 32960

(772) 226-7400

File Number: 23-028

Parcel Identification No. 33390500004002000014.0

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Warranty Deed

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

This Indenture made this **1st day of May, 2023** between **Jean D. McHugh, an unmarried widow** whose post office address is **P.O. Box 971, Vero Beach, FL 32961** of the County of **Indian River**, State of **Florida**, Grantor, to **Jane Kramer, a single woman** whose post office address is **5860 23rd Street, Vero Beach, FL 32966** of the County of **Indian River**, State of **Florida**, Grantee,

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 14, Block 2, RIVERA ESTATES, according to the Plat thereof, as recorded in Plat Book 1, Page 12 and Plat Book 10, Page 33, Public Records of Indian River County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

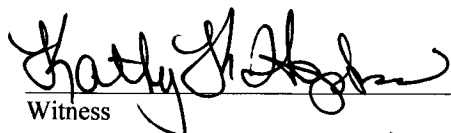
Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

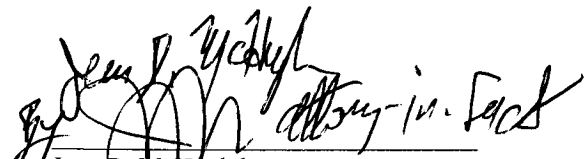
And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims 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:


Witness

Printed Name: Kathy K. Hopkins


Jean D. McHugh by
John Joseph McHugh, Jr., as her Attorney-in-Fact


Witness

Printed Name: Desiree Chadwell

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of May, 2023 by Jean D. McHugh, by John Joseph McHugh, Jr., as her Attorney in Fact who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]


Notary Public

