



Prepared by
Belinda Santiso, 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.: 15914-2775668

WARRANTY DEED

THIS INDENTURE, executed on **May 12, 2023**, between

Thomas Patrick Cassels, a married man and Kathleen Patricia Cassels Woodley, a married woman

whose mailing address is: 10 Winding Way, West Milford, NJ 07480,
hereinafter called the "grantor", and

Soren Spiers and Maria Spiers, husband and wife

whose mailing address is: 287 11th Square SW, Vero Beach, FL 32962,
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 1, Block 125, of VERO BEACH HIGHLANDS - UNIT FOUR, according to the Plat thereof as recorded in Plat Book 8, Page 38, Public Records of Indian River County, Florida.

Parcel Identification Number: **33-39-35-00002-1250-00001.0**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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.

Thomas Patrick Cassels

Thomas Patrick Cassels

Kathleen Patricia Cassels Woodley

Kathleen Patricia Cassels Woodley

Signed, sealed and delivered in our presence:

Mark Hott

Witness Signature

Mark Hott

Print Name

Tnisha Shirey

Witness Signature

Tnisha Shirey

Print Name

State of Florida
County of Hillsborough

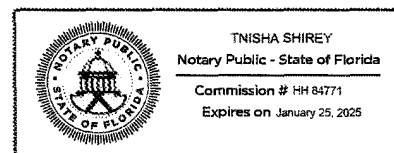
The Foregoing Instrument Was Acknowledged before me by means of ☐ physical presence or ☒ online notarization, on 05/12/2023, by **Thomas Patrick Cassels, a married man and Kathleen Patricia Cassels Woodley, a married woman.**

Tnisha Shirey

Notary Public

Tnisha Shirey

(Printed Name)



My Commission expires: 01/25/2025

Notarized online using audio-video communication

{Notarial Seal}

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