

This instrument prepared by & return to: Denielle Landers  
Harbor Title & Escrow, Inc.  
Pelican Plaza  
4729 N. A1A Suite # 122  
Vero Beach, FL 32963  
Consideration: \$575,000.00  
Rec.: \$27.00  
Tax ID No: 33-39-10-00038-0000-00068/0  
Our File: 2023-3382-A

## General Warranty Deed

Made this 15th day of June, 2023 by **Paul F. Denny and Sarah M. Denny, A Married Couple**, whose post office address is 2636 50th Ave, Vero Beach, FL 32966 hereinafter called the grantor, to **James Allen Brown and Karen Mary Ventimiglia, A Married Couple** whose post office address is 3820 9th PL, Vero Beach, FL 32960 hereinafter called the grantee,

(Whenever used herein the term "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 Five Hundred Seventy-Five Thousand and 00/100 Dollars (\$575,000.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Indian River County, Florida, viz:

**Lot 68, THE LAURELS SUBDIVISION - PHASE III AND IV, according to the map or plat thereof, as recorded in Plat Book 15, Page 42, of the Public Records of Indian River County, Florida.**

Parcel ID Number: 33-39-10-00038-0000-00068/0

**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 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 Our Presence:*

Gillian Krieger  
Witness

Paul F. Denny  
Paul F. Denny

Gillian Krieger  
Print Name

Sarah M. Denny  
Sarah M. Denny

Kenneth A. Lombardi  
Witness

KENNETH A. LOMBARDI  
Print Name

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15th day of June, 2023 by Paul F. Denny and Sarah M. Denny who has proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(SEAL)

Gillian Krieger  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

