

Return to:
Name: Professional Title of The Treasure Coast, Inc.
Address: 1546 US Highway 1
Sebastian, FL 32958
This instrument prepared by: Madison Davis
Professional Title of The Treasure Coast, Inc.
1546 US Highway 1
Sebastian, FL 32958
File No.: 2023-56569

WARRANTY DEED

This Warranty Deed Made this 11th day of July, 2023 by Edward Bill Bass and Linda Bass, Husband and Wife hereinafter called the grantor, whose post office address is:

11931 Metcalf Way, Leesburg, FL 34788

to: Christopher William Allen whose post office address is:

7560 58th Ct., Vero Beach, FL 32967
hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten Dollars, and other variable 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 20, Block 2, Indian River Highlands Block 2, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 20, of the Public Records of Indian River County, Florida.

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 12/31/2022, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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:

[Signature]
Witness

[Signature: Edward Bill Bass]
Edward Bill Bass

Cynthia M. Rich
Print Name

[Signature]
Witness

[Signature: Linda Bass]
Linda Bass

Jessica M. Rich
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 11 day of July, 2023 by Edward Bill Bass and Linda Bass who are personally known or have produced drivers' licenses as identification.

[Seal]



[Signature]
Notary Public
Print Name: Cynthia M. Rich
My Commission Expires: 2/11/25

10.00
1876.00