

This instrument prepared by & return to: Taylor O'Brien
Atlantic Coastal Land Title Company LLC
855 21st Street, Suite C
Vero Beach, FL 32960
Consideration: \$267,500.00
Rec.: \$18.50
Tax ID No: 33390500004001000001.1
Our File: 2023-6865

General Warranty Deed

Made this 21 day of **July, 2023** by **Jonathan McDivitt and Carey L. McDivitt, Husband and Wife**, whose post office address is: **108 Powe Street, Morganton, NC 28655**, hereinafter called the grantor, to: **Travis Crites, Single and Brea Dawkins, Single**, whose post office address is: **5815 23rd Street, Vero Beach, FL 32966**, 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 Two Hundred Sixty-Seven Thousand Five Hundred and 00/100 Dollars (\$267,500.00), 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, Florida, viz:

The West 1/2 of Lots 1 and 2, Block 1, RIVERA ESTATES, according to plat thereof as recorded in Plat Book 1 , Page 12, of the Public Records of Indian River County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: **33390500004001000001.1**

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.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

[Signature]

Witness
Printed Name: Taylor O'Brien

[Signature]

Carey L. McDivitt

[Signature]

Witness
Printed Name: Jason A. Bral

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of July, 2023 by Carey L. McDivitt who are personally known or have produced drivers' licenses as identification.

[Seal]



Taylor O'Brien
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG958999
Expires 2/17/2024

[Signature]

Notary Public
Print Name: Taylor O'Brien
My Commission Expires: _____

Signed, Sealed and Delivered in Our Presence:

[Signature]

Witness

Printed Name: Junika

Garrison

Witness

Printed Name: Destiny Triplett
Destiny Triplett

[Signature]
Jonathan McDivitt

State of NC
County of BURKE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of July, 2023 by Jonathan McDivitt who are personally known or have produced drivers' licenses as identification.

[Seal]

SAVANNAH R. MCCLURE
Notary Public
McDowell Co., North Carolina
My Commission Expires Oct. 30, 2023

[Signature]
Notary Public
Print Name: Savannah R McClure
My Commission Expires: Oct 30 2023