

This instrument prepared by & return to: Gillian Krieger  
Harbor Title & Escrow, Inc.  
Pelican Plaza  
4729 N. A1A Suite # 122  
Vero Beach, FL 32963  
Consideration: \$610,000.00  
Rec.: \$27.00  
Tax ID No: 33-39-24-00024-0000-00047/0  
Our File: 2018-1917-A

## General Warranty Deed

Made this 14th day of August, 2023 by **Travis R. Spangler and Baili A. Spangler, Husband and Wife**, whose post office address is 2172 Seward Lake Pass, Fort Wayne, IN 46814 hereinafter called the grantor, to **G. Kirk Cleveland and Nancy R. Cleveland, A Married Couple** whose post office address is 384 11th Square SW, Vero Beach, FL 32962 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 Six Hundred Ten Thousand and 00/100 Dollars (\$610,000.00), 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 47, SERENOA PHASE 3, according to the plat thereof, as recorded in Plat Book 27, Pages 36 through 38, inclusive, of the Public Records of Indian River County, Florida.**

Parcel ID Number: 33-39-24-00024-0000-00047/0

**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:

Lily Brummer  
Witness#1

[Signature]  
Travis R. Spangler

Lily Brummer  
Print Name

[Signature]  
Baili A. Spangler

Ethan Harold Wilson  
Witness#2

Ethan Harold Wilson  
Print Name

State of Indiana  
County of Allen

The foregoing instrument was acknowledged before me by means of physical presence, this 8th day of August, 2023 by Travis R. Spangler and Baili A. Spangler who has proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(SEAL)

Ethan Harold Wilson  
Notary Public  
Printed Name: Ethan Harold Wilson  
My Commission Expires: Oct, 27, 2023



ETHAN HAROLD WILSON, Notary Public  
County, State of Indiana  
Commission Number 0737097  
My Commission Expires Oct 27, 2023