



Prepared by: Danielle Schroll
Sunbelt Title Agency
Return to: 500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1770422-09813

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Warranty Deed

This Indenture, made this 24th day of August, 2023, between Richard Kent Brink and Heather Elizabeth Brink, Husband And Wife, whose post office address is 2566 12th Square SW Vero Beach, FL 32968 hereinafter called the Grantor, and Aaron Smith and Melissa Smith, Husband and Wife, whose post office address is: 553 Sunbranch Lane, Casselberry, FL. 32707, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include the parties to this instrument and their heirs, legal representatives and assignees of individuals, and assigns of corporations.)

Witnesseth: the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged by these presents does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situated in Indian River County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of record, if any, all applicable zoning ordinances, and taxes for the current year and all subsequent years.

Together with all the tenements, hereditament and appurtenances thereto belonging or in otherwise appertaining.

To Have and to Hold the same in fee simple forever and the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of any and all persons whomsoever.

In Witness Whereof the Grantor has caused these presents to be executed in his/her/their/its name, and if Grantor is a corporation, its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Wherever the text in this Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

Signed, sealed and delivered in our presence:

Alan Weatherman
Witness: (Signature)

Richard Kent Brink
Richard Kent Brink

Print Name: Alan Weatherman

Michele Bryant
Witness: (Signature)

Print Name: Michele Bryant

State of Texas

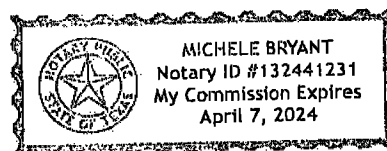
County of Tarrant

The Foregoing Instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 18th day of November 2022 by Richard Kent Brink, who: [☒] is personally known to me or [☐] produced _____ as identification.

Notary Public:

Signature: Michele Bryant
Print Name: Michele Bryant
My commission expires: April 7, 2024

(seal)



Wherever the text in this Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

Signed, sealed and delivered in our presence:

alon weatherman
Witness: (Signature)

Print Name: alon weatherman

Heather Elizabeth Brink
Heather Elizabeth Brink

Michele Bryant
Witness: (Signature)

Print Name: Michele Bryant

State of Texas

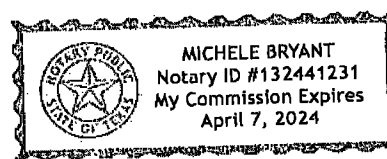
County of Taylor

The Foregoing Instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of November 2022 by Heather Elizabeth Brink, who: ☒ is personally known to me or ☐ produced _____ as identification.

Notary Public:

Signature: Michele Bryant
Print Name: Michele Bryant
My commission expires: April 7, 2024

(seal)



Cartus File No . 3397983

Property Address: 2566 12th Square SW Vero Beach, FL 32968

Florida Relocation File No: 1770422-09813

EXHIBIT "A"

Lot 125, MAJESTIC OAKS SUBDIVISION, according to the plat thereof, recorded in Plat Book 17, Page 11, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 33392600012000000125.0