

Prepared by and return to:

Sandra G. Rennick
Attorney at Law
Gould Cooksey Fennell, PLLC
979 Beachland Boulevard
Vero Beach, FL 32963
772-231-1100
File Number: 8646.3

Deed: \$36.50
Docs Stamps: \$ 070
Total: \$37.20

Parcel Identification No.: 32401800034000000038.0

WARRANTY DEED

THIS WARRANTY DEED made the 4th day of September, 2023 by **Elizabeth P. Cullen**, with an address of 42 N. Stratford Dr., Athens, GA 30605, **Nicola A.P. Cullen**, with an address of 3020 Asuncion Place, Dulles, VA 20189, and **Michael S. Cullen**, with an address of 3720 39th Street NW, Apt. F 168, Washington DC 20016, hereinafter called Grantor, to **Guillaume Morin and Anne Kougoucheff Morin, husband and wife** whose address is 104 River Oak Lane, Indian River Shores, FL 32963, hereinafter called Grantee:

(Wherever used herein the terms "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 Ten Dollars (\$10.00) 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 situate in Indian River County, Florida, viz:

LOT 38, SABLE OAKS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 54, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

SUBJECT to easements, restrictions, reservations and rights of way of record, if any, but the provision shall not operate to reimpose the same.

TO HAVE AND TO HOLD, the same in fee simple forever.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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 December 31, 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:

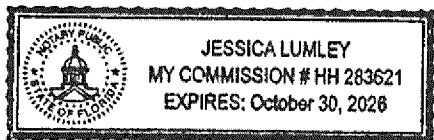
Jessica Lumley
Witness #1 Printed: Jessica Lumley
Marilyn S. Holland
Witness #2 Printed: Marilyn S. Holland

Elizabeth P. Cullen
Elizabeth P. Cullen

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of August, 2023 by Elizabeth P. Cullen, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Jessica Lumley
Notary Public
Printed Name: Jessica Lumley
My Commission Expires: 10/30/2026

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:

Jessica Lumley
Witness #1 Printed: Jessica Lumley
Marilyn S Holland
Witness #2 Printed: Marilyn S Holland

Nicola A.P. Cullen
Nicola A.P. Cullen

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of August, 2023 by Nicola A.P. Cullen, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Jessica Lumley
Notary Public
Printed Name: Jessica Lumley
My Commission Expires: 10/30/2026

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:

Katrina Burns
Witness #1 Printed: Katrina Burns
Krianna Brown
Witness #2 Printed: KRIANNA BROWN

[Signature]
Michael S. Cullen

State of Washington
County of Distric of Columbia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of August, 2023 by Michael S. Cullen, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Katrina Latacia Burns
Notary Public
Printed Name: Katrina Latacia Burns
My Commission Expires: 01-01-2027

