

Prepared By and Return To:

Michele L. Shough
Investors Title-Florida
3096 Cardinal Drive, Suite 2A
Vero Beach, FL 32963

Order No.: 202310174ITF2

Property Appraiser's Parcel I.D. (folio) Number:
33392200026000100035.0

TRUSTEE'S DEED

THIS TRUSTEE'S DEED made and executed September 28, 2023 by Barbara Hoffman a/k/a Barbara M. Hoffman, a single woman, as to a life estate and Barbara M. Hoffman, Individually and as Trustee of the Jon D. Hoffman and Barbara M. Hoffman Trust dated the 8th day of May, 2014, as to remainder (the "Grantor"), to Eric Roberts and Sarah Roberts, husband and wife, whose post office address is 4170 Chardonnay PL SW, Vero Beach, FL 32968 (the "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 Six Hundred Thousand And No/100 Dollars (\$600,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in County of Indian River, State of Florida, viz:

Lot 35, Block A, THE VINEYARD SUBDIVISION, according to the plat thereof as recorded in Plat Book 16, Page 29, of the Public Records of Indian River County, Florida.

Subject to easements, restrictions, reservations, and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

Signed, sealed and delivered in presence of:

Michele M. Knight
Witness Signature

Michele M. Knight
Printed Name of First Witness

Michele L. Shough
Witness Signature

Michele L. Shough
Printed Name of Second Witness

Barbara Hoffman a/k/a Barbara M. Hoffman,
individually and as Trustee of the Jon D. Hoffman
and Barbara M. Hoffman Trust dated the 8th day of
May, 2014

BY: Barbara Hoffman
Barbara Hoffman
Individually and as to a Life Estate, and Trustee

Grantor Address:
930 Regency Sq. Apartment 103
Vero Beach, FL 32967

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization, this 28th day of September, 2023 by Barbara Hoffman, a/k/a Barbara M.
Hoffman .

Michele L. Shough
Notary Public

Notary Public Printed Name: Michele L. Shough

My Commission Expires: 4-10-2025

Personally Known OR Produced Identification

Type of Identification Produced: FL Drivers License

(SEAL)

