

This instrument prepared by & return to: Denielle Landers
Harbor Title & Escrow, Inc.
Pelican Plaza
4729 N. A1A Suite # 122
Vero Beach, FL 32963
Consideration: \$950,000.00
Rec.: \$27.00
Tax ID No: 33-39-31-00001-0160-00002/0
Our File: 2023-3583-A

General Warranty Deed

Made this 21st day of December, 2023 by **John F. Gilmore, Single and Olga Gilmore, Single**, whose post office address is 11401 Dr Martin Luther King Drive North, St Petersburg, FL 33716 and 50989 Highway 27, Lot 291, Davenport, FL 33897, respectively, hereinafter called the grantor, to **Michael Paul Menzies, Single and Amie Rodriguez, Single, as joint tenants with rights of survivorship** whose post office address is 2485 66th Avenue SW, Vero Beach, FL 32968 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 Nine Hundred Fifty Thousand and 00/100 Dollars (\$950,000.00), 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:

Commencing at the Northeast corner of Tract 16, Section 31, Township 33 South, Range 39 East; thence run South 00 degrees 28 minutes 03 seconds West along the East line of said Tract 16 a distance of 629.02 feet to the Point of Beginning of the herein described parcel; thence continue South 00 degrees 28 minutes 03 seconds West a distance of 629.07 feet to the Southeast corner of said Tract 16; thence run North 89 degrees 43 minutes 45 seconds West along the South line of said Tract 16 a distance of 344.25 feet; thence run North 00 degrees 28 minutes 03 seconds East a distance of 629.04 feet; thence run South 89 degrees 44 minutes 05 seconds East a distance of 344.25 feet to the Point of Beginning, less the East 25 feet thereof for the right-of-way of 66th Avenue (Monroe Road), according to the plat of Indian River Farms Company Subdivision recorded in Plat Book 2, Page 25, of the Public Records of St. Lucie County, now lying in Indian River County, Florida. Also less the South 75 feet thereof for the right-of-way of 25th St. SW.

Parcel ID Number: **33-39-31-00001-0160-00002/0**

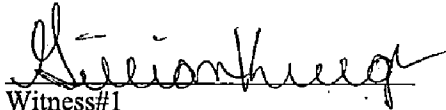
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

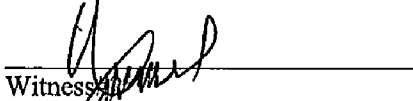
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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.

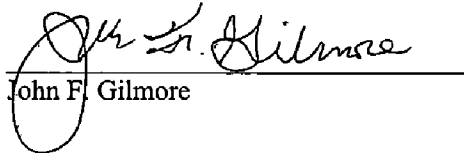
Signed, Sealed and Delivered in Our Presence:


Witness#1

Gillian Krieger
Print Name


Witness#2

Denielle Landers
Print Name


John F. Gilmore

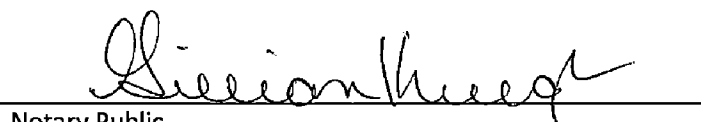
State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence, this 12th day of December, 2023 by John F. Gilmore who has proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(SEAL)



GILLIAN KRIEGER
Commission # HH 116415
Expires August 7, 2025
Bonded Thru Budget Notary Services


Notary Public

Printed Name: _____

My Commission Expires: _____

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:

Timothy D. Webb
Witness#1

TIMOTHY D. WEBB
Print Name

Ben L. Bacon III
Witness#2

BEN L. BACON III
Print Name

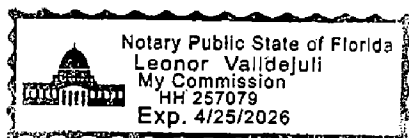
Olga Gilmore
Olga Gilmore

State of Florida

County of Polk

The foregoing instrument was acknowledged before me by means of physical presence, this 9th day of December, 2023 by Olga Gilmore who has proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(SEAL)



Leonor Valdejiuli
Notary Public
Printed Name: Leonor Valdejiuli
My Commission Expires: 04/25/2026