

Prepared By:

Investors Title-Florida
3096 Cardinal Drive, Suite 2B
Vero Beach, FL 32963

Return To:

Investors Title Insurance Company
Attn: Michele Shough
3096 Cardinal Drive
Vero Beach, FL 32963

Order No.: 202410060ITF2

Property Appraiser's Parcel I.D. (folio) Number:
313923000020060000060

WARRANTY DEED

THIS WARRANTY DEED dated March 15, 2024, by Christian Salcedo Porras and Montana Atwater, his wife, whose post office address is 646 Wall Street, Vero Beach, Florida 32960 (the "Grantor"), to Michael Moritzkat and Jana Johnston, his wife, whose post office address is 2552 NW Crystal Lake Drive, Jensen Beach, FL 34957 (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 Fifty Thousand And No/100 Dollars (\$650,000.00) 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 6, Block F, OCEANAIRE HEIGHTS UNIT NO. 2, according to the plat thereof recorded in Plat Book 4 , Page 4, 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 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: 12/31/2023.

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 L. Shough
Witness Signature

Michele L. Shough
Printed Name of First Witness

Printed Address of First Witness
3096 Cardinal Drive, Suite 2B
Vero Beach, FL 32963

Christian Salcedo Porras
Christian Salcedo Porras

Montana Atwater
Montana Atwater

Grantor Address:
646 Wall Street
Vero Beach, FL 32960

Treasa Odum
Witness Signature

Treasa Odum
Printed Name of Second Witness

Printed Address of Second Witness
3096 Cardinal Dr, Ste 2B
Vero Beach, FL 32963

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of March, 2024, by Christian Salcedo Pporras and Montana Atwater .

Michele L. Shough
Notary Public

Notary Public Printed Name: Michele L. Shough

My Commission Expires: _____

Personally Known ☐ OR Produced Identification ☒

Type of Identification Produced: FL Drivers License

(SEAL)

