

This Instrument Prepared by and Return to:

**Charles F. Possess, Esq.**

Patch Reef Title Company, Inc.

1235 SE Indian Street, Suite 101

Stuart, FL 34997

Our File No.: **824020**

Property Appraisers Parcel Identification (Folio) Number: **33-39-03-00022-0020-00009/0**

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## ***WARRANTY DEED***

**THIS WARRANTY DEED**, made the 16<sup>th</sup> day of **March, 2024** by **Robert T. Morgenthal and Rhonda J. Morgenthal, husband and wife**, whose post office address is **1547 N. Adams Avenue , Loveland, CO 80538** herein called the Grantors,

to **Marianne T. Caulfield, a married woman** whose post office address is **1925 36th Avenue, Vero Beach, FL 32960**, hereinafter called 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 Grantors, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars 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, State of Florida, viz.:

**Lot 9, and the North 40 feet of Lot 10, Block 2, MARI-JEN-IE SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 1, Page 53, Public Records of Indian River County, Florida.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2024 and thereafter.**

**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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2023.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Valeri Umbach Valeri Umbach

Witness #1 Signature

Valeri Umbach Valeri Umbach

Witness #1 Printed Name

3801 Cedarwood Ln Johnstown CO 80534

Witness #1 Address

Robert T. Morgenthal

(Seal)

Ricky Biggs Ricky Biggs

Witness #2 Signature

Ricky Biggs

Witness #2 Printed Name

3801 Cedarwood Ln Johnstown CO 80534

Witness #2 Address

Rhonda J. Morgenthal

(Seal)

State of Colorado

County of Larimer

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14th day of March, 2024 by Robert T. Morgenthal and Rhonda J. Morgenthal, who are personally known to me or have produced Florida Driver License as identification.

[Signature]

Notary Public

Vanessa Jaster

Printed Notary Name

My Commission Expires: 06/04/2027

[SEAL]

