

Prepared by and return to:

Toni Gatlin-Daddis  
Treasure Coast Title & Settlement of Vero, LLC  
815 Beachland Boulevard, Vero Beach, FL 32963  
(772) 299-5022  
File No TREAVB24-232W

Parcel Identification No 33392200021000000010.0

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**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 14<sup>th</sup> day of March, 2024 between Daniel N. Hiden and Kelly M. Hiden, husband and wife, whose post office address is 7919 North Forest Road, Knoxville, TN 37909, of the County of Knox, State of Tennessee, Grantors, to Charles Riegger and Emily Riegger, husband and wife, whose post office address is 445 30th Ct SW, Vero Beach, FL 32968, of the County of Indian River, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

**Lot 10, RIVULARIS, according to the Plat thereof, recorded in Plat Book 13, Page(s) 34, of the Public Records of Indian River County, Florida.**

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*[Handwritten Signature]*

WITNESS

Toni Gatlin-Daddis

Printed Name of First Witness

Address:

3885 20th St. Ste 202  
VERO BEACH, FL 32960

*[Handwritten Signature]*

Daniel N. Hiden

*[Handwritten Signature]*

WITNESS

Makayla Garrison

Printed Name of Second Witness

Address:

3885 20th St. Ste 201  
VERO BEACH, FL 32960

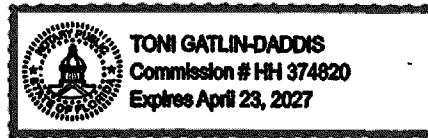
STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 14th day of March, 2024, by Daniel N. Hiden.

*[Handwritten Signature]*

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification:  \_\_\_\_\_

Type of Identification

Produced: \_\_\_\_\_ **Valid Drivers License**

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
WITNESS

KELLY JOANN ROSALES

Printed Name of First Witness

Address:

116 AGNES RD.

KNOXVILLE, TN 37919

[Signature]

Kelly M. Hiden

[Signature]  
WITNESS

Stefany Rivera

Printed Name of Second Witness

Address:

116 Agnes Rd.

Knoxville, TN 37919

STATE OF TENNESSEE  
COUNTY OF KNOX

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 14<sup>th</sup> day of March, 2024, by Kelly M. Hiden.

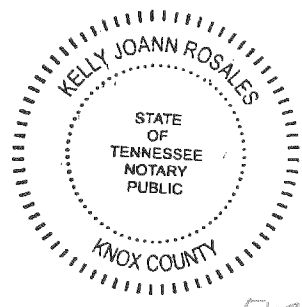
[Signature]  
Signature of Notary Public

Print, Type, Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification:

Type of Identification

Produced: FL Drivers License



exp. 2/2/2025