

**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.: 202410043ITF2

Property Appraiser's Parcel I.D. (folio) Number:  
33390700006000000231.0

**WARRANTY DEED**

THIS WARRANTY DEED dated March 18, 2024, by Steven Larry Lathrop and Debra Ann Lathrop, husband and wife, whose post office address is 4020 South Via Del Picamaderos, Green Valley, Arizona 85622 (the "Grantor"), to Flora Jean Rispoli, a single woman, whose post office address is 1455 Fortrose Drive, Vero Beach, Florida, 32966 (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 Four Hundred Forty Thousand And No/100 Dollars (\$440,000.00) 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 231, POINTE WEST EAST VILLAGE PHASE 2B PD, according to the plat thereof, as recorded in Plat Book 30, Pages 83 through 86, 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 Dr. Suite 2B

Vero Beach, FL 32963

*Gannel Sciarretto*  
Witness Signature

*Bonnie L. Sciarretto*  
Printed Name of Second Witness

Printed Address of Second Witness

1465 Mulligan Dr  
Vero Beach, FL 32966

STATE OF FL

COUNTY OF Indian River

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12<sup>th</sup> day of March, 2024 by Steven Larry Lathrop and Debra Ann Lathrop, his wife.

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 Dr. Lic.

(SEAL)

