

THIS INSTRUMENT PREPARED INCIDENT TO
THE ISSUANCE OF TITLE BY AND RETURN TO:

Lilian Wanhlung
Extreme Title Services, Inc.
14601 SW 29th Street, Suite 102
Miramar, Florida 33027
Our File No.: 240402

Property Appraisers Parcel Identification (Folio) Number: 33-40-31-00005-0070-00017.0

Florida Documentary Stamps in the amount of \$2,310.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 25th day of April, 2024 by Robert Adam Pridemore, a married man, whose post office address is 7702 Plantation Drive, Orlando, FL 32810, herein called the Grantors, to Hector Manuel Perez, a single man, and Milagros Umana, a single woman, as joint tenants with full rights of survivorship, whose post office address is 2313 4th Ave SE, Vero Beach, FL 32962, hereinafter called the Grantees:

(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)

W I T N E S S E T H: 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 17, Block 7, VERO SHORES - UNIT ONE, according to the Plat thereof as recorded in Plat Book 5, Page(s) 52, of the Public Records of Indian River County, Florida.

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

The above-described property is not the grantor's homestead, nor is it adjacent to the grantor's homestead. The grantor resides at: 7702 Plantation Drive, Orlando, FL 32810.

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 Grantees 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:

Angeline Armbruster

Witness #1 Signature

Angeline Armbruster

Witness #1 Printed Name

Robert Adam Pridemore

Robert Adam Pridemore

999 Ave E. NE Winter Haven FL 33881

Witness #1 Address

Olga Montes

Witness #2 Signature

Olga Montesana

Witness #2 Printed Name

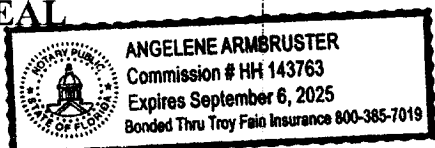
3317 Oak Hill Pl Winter Haven FL

Witness #2 Address

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of April, 2024, by Robert Adam Pridemore, who are personally known to me or have produced FL Driver License as identification.

SEAL



Angeline Armbruster
Notary Public