

**Prepared By and Return To:**

Merrill Parker  
Ally Parker Brown Title Insurance Agency  
2691 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34953

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

33-39-36-00003-0650-00006  
/0

**File No.** APB20240130

---

---

**WARRANTY DEED**

---

---

THIS WARRANTY DEED dated this 30 day of May, 2024, by Angela Huffman, a single woman, whose post office address is 145 36th Ct SW, Vero Beach, FL 32968, hereinafter called the grantor, to Cole P. Owens, a single man, whose post office address is 745 - 21st Street SW, Vero Beach, FL 32962 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 corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Indian River County, Florida, viz:

**Lot 6, Block 65, A Resubdivision of Portion of Blocks 65 through 69 Vero Beach Highlands Unit Two, according to the Plat thereof, as recorded in Plat Book 6, page 70, of the Public Records of Indian River County, Florida**

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in any wise 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 for the year 2024 and all subsequent years.

WARRANTY DEED  
(Continued)

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

Signed, sealed and delivered in the presence of:

M Parker  
Witness Signature

Merrill Parker  
Witness Print Name

2691 SW Port St. Lucie Blvd., PSL, FL 34953  
Witness Address

Miranda Ramsey  
Witness Signature

Miranda Ramsey  
Witness Print Name

2691 SW Port St. Lucie Blvd., PSL, FL 34953  
Witness Address

STATE OF Florida

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of x physical presence or \_\_\_\_\_ online notarization, this 30 day of May, 2024, by Angela Huffman, who is personally known to me or who has produced drivers license as identification.

Angela Huffman  
Angela Huffman

M Parker  
Notary Public

Merrill Parker  
Print Name

My commission expires:  
SEAL OR STAMP

