

Prepared By and Return To:
Investors Title Insurance Company
Attn: Kimberly Douglas
1860 SW Fountainview Blvd, Suite 100
Port Saint Lucie, FL 34986

Order No.: 202410312ITF2

Property Appraiser's Parcel I.D. (folio) Number:
32392800007001000001.1

WARRANTY DEED

THIS WARRANTY DEED dated October 17, 2024, by Holly V. Russo, a single woman, whose post office address is 11109 Mustang Drive, Dade City, Florida 33525 (the "Grantor"), to Franklin Baez, a single man, whose post office address is 5766 38th Place, 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 Two Hundred Eighty Thousand And No/100 Dollars (\$280,000.00) 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:

Lots 1 and 2, Anita Park, according to the plat thereof recorded in Plat Book 4, Page 66, 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: 12-31-23.

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:

Brandon Jones
Witness Signature

Brandon Jones
Printed Name of First Witness

Printed Address of First Witness

2902 Zora Neal Dr.

Ft. Pierce, FL 34947

Cleo McCormick
Witness Signature

Cleo McCormick
Printed Name of Second Witness

Printed Address of Second Witness

2902 Zora Neal Dr.

Ft. Pierce FL 34947

Holly V. Russo
Holly V. Russo

Grantor Address:
11109 Mustang Drive
Dade City, FL 33525

STATE OF FLORIDA

COUNTY OF Indian River

The foregoing instrument was acknowledged before me by means of XX physical presence or online notarization, this 16 day of October, 2024, by Holly V. Russo, a single woman .

Cleo McCormick

Notary Public

Notary Public Printed Name: Cleo McCormick

My Commission Expires: 6.21.2027

Personally Known OR Produced Identification X

Type of Identification Produced: FL DL

(SEAL)

