

Prepared by and return to:

Elizabeth Bertrand, Esq.
Palumbo & Bertrand, P.A.
2500 S. Bumby Ave.
Orlando, FL 32806

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Warranty Deed

This Warranty Deed, made this 10th day of February, 2025 between:

DALE S. SMITH and CYNTHIA A. SMITH, husband and wife, whose post office address is 197 Fullerton Rd., Derrick City, PA 16727, hereinafter called the Grantor, and

NATHANIEL D. SMITH and THERESA A. SMITH, husband and wife, whose post office address is 1214 Irving St., Olean, NY 14760, as tenants by the entirety, 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 corporations.)

Witnesseth: That the Grantor, for and in consideration of the sum of NO DOLLARS (\$0.00), and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River County, Florida, to-wit:

Lot 11, less New U.S. Highway #1, and all of Lots 12 and 13, Block 4, OCEAN BREEZE HEIGHTS, according to amended plat filed in the Office of the Clerk of the Circuit Court of Indian River County, Florida, in Plat Book 2, Page 7 of the Public Records of Indian River County, Florida.

Parcel ID: 30383000001004000011.0

Lot 14, Block 4, amended plat of Ocean Breeze Heights, a Subdivision according to the plat thereof as recorded in Plat Book 2, Page 7 of the Public Records of Indian River County, Florida.

Parcel ID: 30383000001004000014.0

Subject to easements, restrictions, mortgages, and reservations of record.

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, and 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 December 31, 2024.

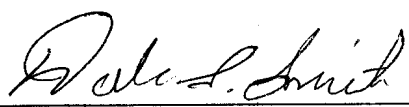
This deed was prepared and accepted without review of survey or title.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

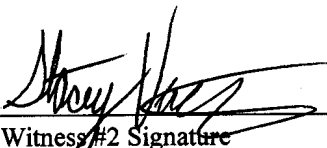
Signed, sealed, and delivered in the presence of:



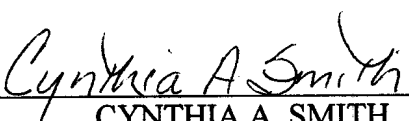
Witness #1 Signature
Witness #1 Name: Brian Palumbo
481 N. Union St., Olean, NY 14760



DALE S. SMITH



Witness #2 Signature
Witness #2 Name: Stacey VanGuilder
481 N. Union St., Olean, NY 14760

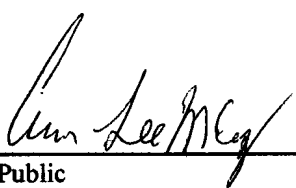


CYNTHIA A. SMITH

**STATE OF NEW YORK
COUNTY OF CATTARAUGUS**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of February, 2025, by **DALE S. SMITH and CYNTHIA A. SMITH**, who are ☐ personally known to me or ☒ who have produced a Pennsylvania Drivers License as identification.

[SEAL]



Notary Public
Notary Public Name: Aaron McCoy

Commission Number: _____

Commission Expiration Date: _____

AARON LEE MCCOY
Notary Public, State of New York
No. 01MC6229037
Qualified in Cattaraugus County
Commission Expires 10/01/20 26