

**Prepared By:**

PGP Title of Florida, Inc. dba PGP Title  
Attn: Mindy Schmitt  
1475 Centrepark Boulevard, Suite 140  
West Palm Beach, FL 33401

**Return To:**

PGP Branch Support Center

9111 Cypress Waters Blvd., Suite 200, Mail Code: BSC  
Coppell, TX 75019

File No.: FL-340705

Property Appraiser's Parcel I.D. (folio) No.:  
31-39-33-00007-0000-00083/0

**WARRANTY DEED**

THIS WARRANTY DEED to be effective April 2, 2025, by Pulte Home Company, LLC, a Michigan limited liability company, having a mailing address of 1475 Centrepark Boulevard, Suite 305 , West Palm Beach, FL 33401 (the "Grantor"), to Cole James Spence, an unmarried man and Scott McKay Spence and Debra Renee Spence, husband and wife, as Joint Tenants with Full Right of Survivorship, having a mailing address of 4513 Nautilus Cir, Vero Beach, FL 32967 (the "Grantee").

(Which terms "Grantor" and "Grantee" shall include singular and plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other valuable consideration, receipt and sufficiency which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed, and confirmed unto the Grantee, the following described land situated in County of Indian River, State of Florida, to-wit:

Lot 83, HARBOR ISLE PHASE 1, according to the plat thereof, as recorded in Plat Book 33, Page(s) 29 through 34, Public Records of Indian River County, Florida.

Subject to restrictive covenants, conditions, easements, and reservations as of record.

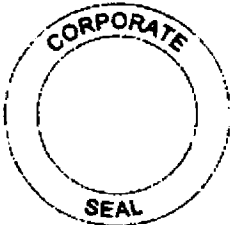
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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 accruing subsequent to: 2024

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents  
this April 15, 2025

(CORPORATE  
SEAL)



BY: [Signature]  
Pulte Home Company, LLC, a Michigan  
limited liability company  
Hubert Paul

Printed Name  
Homebuyer Coordinator

Title

STATE OF Florida )  
COUNTY OF Palm Beach )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online  
notarization, this April 15, 2025 by  
Hubert Paul

Homebuyer Coordinator

of Pulte Home Company, LLC, a Michigan limited  
liability company, on behalf of the limited liability company. He/she is personally known to me or produced  
as identification.

Notary Public  
Malynda Iva Schmitt

Printed Name  
My Commission Expires:  
(SEAL)

Signed, and sealed and delivered in presence of:

Witness Signature

Malynda Iva Schmitt

Printed Name and Address of First Witness  
1475 Centrepark Boulevard Suite # 140  
West Palm Beach, FL 33401

Witness Signature

Aileen A Francisco

Printed Name and Address of Second Witness  
1475 Centrepark Boulevard Suite # 140  
West Palm Beach, FL 33401

