

Return to:

Name: Professional Title of The Treasure Coast, Inc.
Address: 1546 US Highway 1
Sebastian, FL 32958
This instrument prepared by: Thomas Rich
Professional Title of The Treasure Coast, Inc.
1546 US Highway 1
Sebastian, FL 32958
File No.: 2021-54038

Inst: 202112012717 Date: 06/25/2021 Time: 11:02AM
Page 1 of 1 B: 1440 P: 2290, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 455.00

WARRANTY DEED

10.00
455.00
This Warranty Deed Made this 23 day of June, 2021 by Jeffrey N. Larson and Judith A. Barberich hereinafter called the grantor, whose post office address is:

107 Arcadia Drive, Sebastian, Florida 32958

to: Jennifer A. Perez and Steven R. Dugan, joint tenants with rights of survivorship whose post office address is:

5448 Eagle Lake Drive, Palm Beach Gardens, FL 33418

hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia County, Florida, viz:

Lots 47 and 48, Three Rivers Estates Unit No. 4, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 116 and 116A, inclusive, of the Public Records of Columbia County, Florida.

This property is not the homestead of the Grantor (s).

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 12/31/2020, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Jessica M. Papczynski
Witness Jessica M. Papczynski

Jeffrey N. Larson
Jeffrey N. Larson

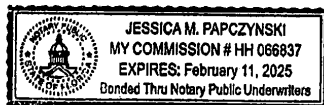
Leslie Franklin
Witness Leslie Franklin

Judith A. Barberich
Judith A. Barberich

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of June, 2021 by Jeffrey N. Larson and Judith A. Barberich who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



Jessica M. Papczynski
Notary Public Jessica M. Papczynski
Print Name:
My Commission Expires: