



Prepared by
Tammy Shrum, an employee of
First American Title Insurance Company
2001 9th Avenue, Suite 108
Vero Beach, Florida 32960
(877)753-0344

Return to: Grantee

File No.: 2118-2615398
Consideration: \$25,000.00

WARRANTY DEED

This indenture made on **November 12, 2019** A.D., by

ROI Land Company, LLC, a Florida limited liability company

whose address is: **92 SW 3rd St #1608 Miami, FL 33130**
hereinafter called the "grantor", to

P & V Properties Management, LLC, a Florida limited liability company

whose address is: **755 8th Court, Suite 4 Vero Beach, FL 32960**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or 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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Indian River County, Florida**, to-wit:

Lot 19, Block 134, VERO BEACH HIGHLANDS - UNIT FOUR, according to the Plat thereof, as recorded in Plat Book 8, Page 38, of the Public Records of Indian River County, Florida.

Parcel Identification Number: **33393500002134000019.0**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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 December 31st of 2019.

In Witness Whereof, the said Grantor has caused this Instrument to be executed in its name, the day and year first above written.

ROI Land Company, LLC, a Florida limited liability company

By: [Signature]
Name: Anthony Feoli
Title: Manager

Signed, sealed and delivered in our presence:
[Signature]
Witness Signature

Print Name: Ingrid Zuniga

[Signature]
Witness Signature

Print Name: IGNACIO HUARTE

State of **Florida**

County of ~~Indian River~~ 12 Miami-Dade

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **November 12, 2019**, by **Anthony Feoli, as Manager, on behalf of ROI Land Company, LLC, a Florida limited liability company**, existing under the laws of the State of **Florida**, who is/are personally known to me or who has/have produced a valid driver's license as identification.

[Signature]
Notary Public

Ingrid Zuniga
(Printed Name)

My Commission expires: 05/27/2023

