

Rec. \$ 18.50
Doc. Stamps: \$ 3,150.00
Total: \$ 3,168.50

This Document Prepared by and Return to:
Bruce Barkett, Esq.
Collins Brown Barkett, Chartered
756 Beachland Blvd.
Vero Beach, Florida 32963
Phone: 772/231-4343

Parcel No.: 33-39-02-00001-0490-00022.0

WARRANTY DEED

THIS Indenture, made this 17 day of June, 2020 A.D., between **BRECK BEACHLINE LLC**, a Florida limited liability company, whose mailing address is 1046 29th Avenue, Vero Beach, Florida 32960, GRANTOR, and **PGACW, LLC**, a Florida limited liability company, whose mailing address is 1645 20th Street, Vero Beach, Florida 32960, GRANTEE,

WITNESSETH that the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE's heirs, successors and assigns forever, the following described land, situate, lying and being in the County of INDIAN RIVER, State of FLORIDA, to wit:

(Where used herein, the terms Grantor and Grantee shall be construed as singular or plural as the context requires.)

Lots 22 and 23, Block 49, Original Town of Vero, according to the map or plat thereof as recorded in Plat Book 2, Page 12, Public Records of St. Lucie County, Florida; said land now lying and being in Indian River County, Florida.

SUBJECT TO: All restrictions, reservations, easements and right-of-way of record, if any, and taxes subsequent to the year 2019.

and the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Page 2 of Warranty Deed

Parcel No.: 33-39-02-00001-0490-00022.0

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:Name Printed: Bruce Barlett**BRECK BEACHLINE LLC**

A Florida limited liability company

BY: Bruce W. Buffington
Bruce Buffington, as ManagerName Printed: SHIRLEY ANN M. MURICO

Witnesses

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA

COUNTY OF: INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 17th day of June, 2020, by **BRUCE**
BUFFINGTON, as Manager of Breck Beachline LLC, a Florida limited liability company,
who is ☐ personally known to me or who has ☒ produced a Florida Driver's
License as identification.



Name Printed: SHIRLEY ANN M. MURICO
Notary Public
My Commission Expires:
My Commission No.: