

Prepared by and return to:

Sandra G. Rennick

Attorney at Law

Gould Cooksey Fennell, PLLC

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Will Call No.:

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Docs Stamps: \$8,750.00

Total: \$8,768.50

Parcel Identification No.:

33-40-16-00002-0000-00007.0

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WARRANTY DEED

THIS DEED made the **24th** day of **July, 2020** by **Pine Cone Capital, LLC, a Florida Limited Liability Company** with an address of **85 Baby Point Road, Toronto, ON M6S 2G6, Canada**, hereinafter called Grantor, to **David Bilsker, a married man** whose address is **PO Box 1324, Ross, CA 94957** of the County of **Marin, State of California**, hereinafter called 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 Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Indian River County, Florida**, viz:

LOT 7, SMUGGLER'S COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 29, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

Subject to easements, restrictions, reservations and rights of way of record.

TO HAVE AND TO HOLD, the same in fee simple forever.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 31, 2019**.

IN WITNESS WHEREOF, the said GRANTOR has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Pine Cone Capital, LLC, a Florida limited liability company

[Signature]
Witness #1 Printed: Kathryn Mechesney

By: [Signature]
Andrew Clark, Manager

[Signature]
Witness #2 Printed: Noam Uri

By: [Signature]
Suzanne E. Cowan, Manager

Canada City of Toronto
Province of Ontario

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of July, 2020 by Andrew Clark and Suzanne E. Clark, Managers of Pine Cone Capital, LLC, a Florida limited liability company, on behalf of the company, who are personally known to me or have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Noam Uri

My Commission Expires: _____

