

Prepared by and return to:

Toni Gatlin-Daddis
Treasure Coast Title & Settlement of Vero, LLC
821A Beachland Blvd
Vero Beach, FL 32963
(772) 299-5022
File No TC20-2229 WFG

Parcel Identification No 33-40-31-00006-0000-00024.0 &

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 4th day of September, 2020 between Mallia Investments, LLC, a Florida Limited Liability Company, whose post office address is 605 Dahlia Lane, Vero Beach, FL 32963, of the County of Indian River, State of Florida, Grantor, to John R. Dailey, Jr. and Anibeli Fontana Dailey, husband and wife, whose post office address is 289 Sorrel Tree Place, Oceanside, CA 92057, of the County of San Diego, State of California, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

LOT 24, PLANTATION RIDGE, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE(S) 46, OF THE PUBLIC RECORDS OF LNDIAN RIVER COUNTY, FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Handwritten Signature]

WITNESS #1 SIGNATURE

Toni Gatlin-Daddis

WITNESS #1 PRINTED NAME

[Handwritten Signature]

WITNESS #2 SIGNATURE

Sandra King

WITNESS #2 PRINTED NAME

Mallia Investments, LLC, a Florida Limited Liability Company

By: *[Handwritten Signature]*
Edward Mallia, Managing Member

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 14th day of September, 2020 by Edward Mallia Managing Member of Mallia Investments, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

[Handwritten Signature]

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally known: _____ OR Produced Identification: XXX

Type of Identification Produced: VALID DRIVER'S LICENSE

