

Prepared by and return to:

Latasha Mathis
Giannell Title, LLC
3343 West Commercial Blvd, Suite 100
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File Number: **FL20-1094**

Parcel Identification No. **33-39-04-00013-0120-00006.0**

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Warranty Deed

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

This Indenture made this 3 day of December, 2020 between **Royal View Properties, LLC**, an Arizona Limited Liability Company whose post office address is **6929 N. Hayden Rd, Suite C4235, Scottsdale, AZ 85250** of the County of Maricopa, State of Arizona, grantor, and **Nathan R. Smith**, an unmarried man, whose post office address is **1820 49th Avenue, Vero Beach, FL 32966** of the County of Indian River, State of Florida, grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Indian River, FL**, to-wit:

Lot 6, Block 12, Tropicolony, Inc. Number Three, according to the plat thereof, as recorded in Plat Book 4, Page 38, of the Public Records of Indian River County, Florida.

Property Address: 1820 49th Avenue, Vero Beach, FL 32966

Subject to any and all restrictions, reservations, easements, and limitations of record, if any, provided that this shall not serve to reimpose same, zoning restrictions, and taxes for the year 2020 and subsequent years.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Michelle #100
Witness #1 Signature

Witness #1 Printed Name: Ashley Rubio

[Signature]
Witness #2 Signature

Witness #2 Printed Name: VICTORIA L. O'LEARY

Royal View Properties, LLC, an Arizona Limited Liability Company

By: [Signature]
Jonathan Levine, Manager of Royal View Properties, LLC, an Arizona Limited Liability Company

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3 day of December, 2020, by Jonathan Levine, Manager of Royal View Properties, LLC, an Arizona Limited Liability Company, who is personally known to me or has produced a AZ DL as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: VICTORIA L. O'LEARY

My Commission Expires: 6-27-2022

