

Prepared by and return to:

Ryan C Scarpa

Attorney at Law

Block & Scarpa

1515 Indian River Boulevard A-220

Vero Beach, FL 32960

772-794-1918

File Number: **9739.0000000**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 12th day of February, 2021 between **Constantinos S. Tzavis, joined by his spouse, Michelle Orslini**, whose post office address is **826 22nd Street, Vero Beach, FL 32960**, grantor, and **824-826 22nd Street LLC, a Florida limited liability company** whose post office address is **835 22nd Street, Vero Beach, FL 32960**, grantee:

(Whenever 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, trusts and trustees)

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 County, Florida** to-wit:

Lot 3, Plat Of Linwood Addition, according to the plat thereof as recorded in Plat Book 3, Page 44, Public Records of Indian River County, Florida.

Parcel Identification Number: 33-39-01-00003-0000-00003.0

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

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 31, 2020**.

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:

Lisa Parker
 Witness Name: Lisa Parker

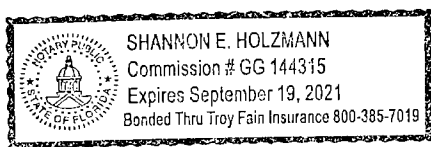
Constantinos S. Tzavis
 Constantinos S. Tzavis

Shannon E. Holzmann
 Witness Name: Shannon E. Holzmann

State of Florida
 County of Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of February, 2021 by Constantinos S. Tzavis, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Shannon E. Holzmann
 Notary Public

Printed Name: Shannon E. Holzmann

My Commission Expires: 9/19/2021

Signed, sealed and delivered in our presence:

Brittney TravisWitness Name: Brittney TravisDenise CarleWitness Name: Denise CarleMichelle Orslini

Michelle Orslini

State of New YorkCounty of Bronx

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of February, 2021 by Michelle Orslini, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

ALONDRA BRETON
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01BR6250469
 Qualified in Bronx County
 My Commission Expires 10-24-2023

Printed Name: Alondra BretonMy Commission Expires: 10/24/2023