

This Instrument Prepared by and Return to:  
Heidi L. Taylor  
Alliance Title of the Treasure Coast, LLC  
725 Commerce Center Drive  
Ste A  
Sebastian, FL 32958  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
31-39-18-00003-5610-00005/0  
File No.: 2008096

**WARRANTY DEED**

This Warranty Deed, Made the <sup>12<sup>th</sup></sup> ~~11<sup>th</sup>~~ day of March, 2021, by **Copper Moss Properties, LLC**, a Florida limited liability company, whose post office address is: **735 Commerce Center Dr. Suite E, Sebastian, FL 32958**, hereinafter called the "Grantor", to **James Mason and Nicole Pulcini-Mason, husband and wife**, whose post office address is: **110 Cardinal Dr., Sebastian, FL 32958**, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **One Hundred Ninety Two Thousand Dollars and No Cents (\$192,000.00)** 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**, to wit:

Lot 5, Block 561, Sebastian Highlands Unit 16, according to map or plat thereof as recorded in Plat Book 8, Page 45, of the Public Records of Indian River County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon. **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 2020, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE/DISINTERESTED WITNESSES REQUIRED**

Witness Signature: [Signature]  
Printed Name: Heidi L Taylor

COPPER MOSS PROPERTIES, LLC  
[Signature]  
Michelle Moss  
Managing Member

Witness Signature: [Signature]  
Printed Name: Angelica M. Faulkner

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of March, 2021 by Michelle Moss, Managing Member of Copper Moss Properties, LLC, a Florida liability company who is/are personally known to me or has/have produced driver license(s) as identification.

[Signature]  
Notary Public Signature  
Printed Name: Heidi L. Taylor

My Commission Expires: \_\_\_\_\_  
(SEAL)

