

CR-4000

Prepared by and return to:

Bressler, Amery & Ross, P.C.
200 East Las Olas Boulevard
Suite 1500

Fort Lauderdale, FL 33301

Parcel Identification No.:

32-40-18-00001-0000-

00018.0

WARRANTY DEED

THIS WARRANTY DEED made this 12th day of November, between **Patrick A. Cozza and Leora Beth Cozza, husband and wife**, whose mailing address is 230 Clarkson Lane, Vero Beach, FL 32963 (the "Grantor"), and **Patrick A. Cozza, as trustee of the Patrick A. Cozza 12-Year Personal Residence Trust dated 9/30/11 (as to a 19.77% interest) and Leora Beth Cozza, as trustee of the Leora Beth Cozza 17-Year Personal Residence Trust dated 9/30/11 (as to a 46.13% interest)**, as tenants in common, whose mailing address is 230 Clarkson Lane, Vero Beach, FL 32963 (collectively, the "Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of TWO MILLION FORTY-SEVEN THOUSAND NINE HUNDRED THREE AND 00/100 DOLLARS (\$2,047,903.00) and other good and valuable consideration, to it in hand paid by the Grantee the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee a 65.90% interest in the real property located in Indian River County, Florida, and more particularly described below (the "Property"), which interest shall be divided as follows:

- a. 19.77% to Patrick A. Cozza, as trustee of the Patrick A. Cozza 12-Year Personal Residence Trust dated 9/30/11;
- b. 46.13% to Leora Beth Cozza 17-Year Personal Residence Trust dated 9/30/11

Patrick A. Cozza and Leora Beth Cozza shall each individually retain an undivided 17.05% interest in the Property as husband and wife.

Lot 18, John's Island, Plat 1, according to the map or plat thereof as recorded in Plat Book 8, page 8, Public Records of Indian River County, Florida

Parcel Identification Number: 32-40-18-00001-0000-00018.0

TOGETHER WITH:

A PARCEL OF LAND IN Section 7, Township 32 South, Range 40 East, Indian River County, Florida. Said parcel lying East of and adjacent to the East line of Lot 18, John's Island, Plat 1, according to the Plat thereof, as recorded in Plat Book 8 Page 8 of the Public Records of Indian

River County, Florida, said parcel being described as follows:

Being at the Northeast corner of said Lot 18, John's Island, Plat 1; thence South 00 degrees 11 minutes 45 seconds West, a distance of 128.37 feet to a point on a curve, concave to the West, having a radius of 246.72 feet, the radius point of which bears North 53 degrees 40 minutes West, having a radius of 246.72 feet, the radius point of which bears North 53 degrees 40 minutes 22 seconds West; thence Southwesterly, along the arc of said curve, through a central angle of 18 degrees 20 minutes 07 seconds, a distance of 78.95 feet; thence North 89 degrees 48 minutes 15 seconds West, a distance of 31.19 Feet; thence North 77 degrees 26 minutes 18 seconds West, a distance of 7.71 feet; thence North 27 degrees 31 minutes 59 seconds West, along the Southeasterly projection of the Southwest line of said Lot 18, a distance of 24.96 feet to the most Southerly corner of said Lot 18 and a point on a curve, concave to the West, having a radius of 200.00 feet, the radius point of which bears North 27 degrees 31 minutes 59 seconds West; thence Northeasterly, along the arc of said curve and the Easterly line of said Lot 18, through a central angle of 57 degrees 22 minutes 15 seconds a distance of 200.26 feet to the Point of Beginning.

SUBJECT TO:

1. All easements, conditions, covenants, restrictions, reservations, limitations and agreements of record, provided this instrument shall not re-impose same.
2. Real estate taxes for the year 2020 and all subsequent years
3. Existing applicable governmental building and zoning ordinances and other governmental regulations.

BEING the same premises conveyed to the Grantor, by Deed from German American Residential LLC, dated April 5, 2019 and recorded April 5, 2019 in the County Clerk/ Register's Office of Indian River County, Book 3197 Page 684 and Instrument Number: 3120190020330

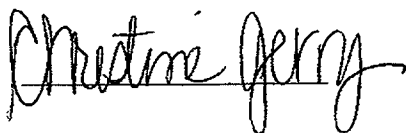
TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

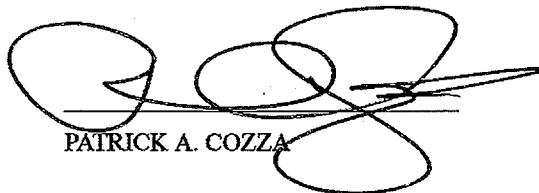
TO HAVE AND TO HOLD the same in fee simple forever.

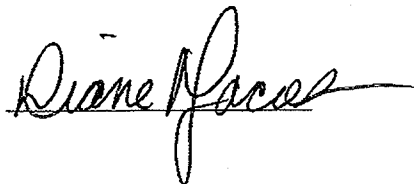
AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the day and year first above written.

Witness:




PATRICK A. COZZA

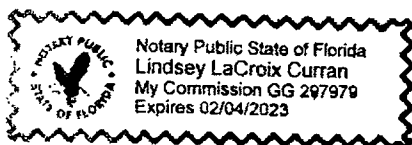



LEORA BETH COZZA

STATE OF Florida
COUNTY Indian River

ACKNOWLEDGMENT

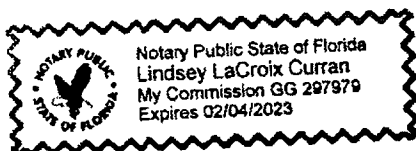
The foregoing instrument was acknowledged before me this day of November 2020 by Patrick A. Cozza, who ☐ is personally known or ☐ produced a driver's license as identification. (a) is named in and personally signed this Deed. (b) signed, sealed and delivered this Deed has his act and deed (c) made this Deed for \$2,047,903.00 as the full and actual consideration paid or to be paid for the transfer of title.



Notary Public Lindsey Curran
Print LINDSEY LACROIX CURRAN Name:
My Commission Expires:
2/4/2023

STATE OF Florida
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this day of November 2020 by Leora Beth Cozza, who ☐ is personally known or ☐ produced a driver's license as identification. (a) is named in and personally signed this Deed. (b) signed, sealed and delivered this Deed has her act and deed (c) made this Deed for \$2,047,903.00 as the full and actual consideration paid or to be paid for the transfer of title.



Notary Public Lindsey Curran
Print LINDSEY LACROIX CURRAN Name: