

Prepared by and return to:

Cyndy Little  
Supreme Title Closings, LLC  
2415 South Babcock Street  
Suite B  
Melbourne, FL 32901  
(321) 725-0115  
File No 21-04-2371

Parcel Identification No 31-39-06-00015-0040-00007/0

[Space Above This Line For Recording Date]

**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 21st day of May, 2021 between Joachim Ernst Zuther, Individually and as Trustee of the Joachim Ernst Zuther Trust Agreement u/a/d September 16, 2005, whose post office address is 6700 Stormy Lane, Grant-Valkaria, FL 32949, of the County of Brevard, State of Florida, Grantor, to Michael N. Johnson and Rocio Del S. Johnson, a married couple, whose post office address is 2687 Northwest South Shore Road, Stuart, FL 34994, of the County of St. Lucie, State of Florida, 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 7, Block 4, Sebastian Grove Estates, according to the plat thereof, as recorded in Plat Book 5, Page(s) 85, of the Public Records of Indian River County, Florida.

GRANTOR HEREIN WARRANTS AND REPRESENTS the above described property is not the homestead of said Grantor nor has it ever been the homestead of said Grantor.

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:

WITNESS

PRINT NAME: Cynthia J Little

WITNESS

PRINT NAME: PAM SIPUS

Joachim Ernst Zuther Trust dated September 16, 2005

By: [Signature]

Joachim Ernst Zuther, Individually and as Trustee

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 21<sup>st</sup> day of May, 2021, by Joachim Ernst Zuther, Trustee of Joachim Ernst Zuther Trust dated September 16, 2005.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: ☒

Type of Identification

Produced: valid photo id



CYNTHIA J. LITTLE  
Commission # GG 325003  
Expires June 30, 2023  
Bonded Thru Budget Notary Services