

Prepared by and return to:
Michele S. Scully

Barry G. Segal, P.A.
3096 Cardinal Drive Suite 2C
Vero Beach, FL 32963
772-567-5552
File Number: 21-435

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Warranty Deed

This Warranty Deed made this 1st day of June, 2021 between **DFZ Development, LLC**, A Florida limited liability company whose post office address is **1000 Orchid Oak Drive, Vero Beach, FL 32963**, grantor, and **Zachary S. Kappel and Alexis B. Corry, husband and wife** whose post office address is **1501 Ocean Drive, Unit 2, Vero Beach, FL 32963**, 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:

**UNIT 2 OF VILLAGE BY THE SEA WEST
COMMENCING AT THE NORTHEAST CORNER OF LOT 6, BLOCK 8 OF "THE OCEAN CORPORATION SUBDIVISION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 9, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, RUN SOUTH 09°28'41" EAST ALONG A SURVEY REFERENCE LINE A DISTANCE OF 204.52 FEET TO A POINT OF INTERSECTION WITH EASTERLY EXTENSION OF CENTERLINE OF PARTY WALL ALSO BEING THE POINT OF BEGINNING. THENCE RUN ALONG THE SAID CENTERLINE SOUTH 74°24'28" WEST A DISTANCE OF 13.74 FEET; THENCE RUN NORTH 15°35'32" WEST A DISTANCE OF 1.67 FEET; THENCE RUN SOUTH 74°24'28" WEST A DISTANCE OF 43.57 FEET; THENCE LEAVING SAID CENTERLINE RUN SOUTH 15°35'32" EAST A DISTANCE OF 0.83 FEET; THENCE RUN NORTH 74°24'28" EAST A DISTANCE OF 7.94 FEET; THENCE RUN SOUTH 15°35'32" EAST A DISTANCE OF 20.57 FEET; THENCE RUN NORTH 74°24'28" EAST A DISTANCE OF 18.90 FEET; THENCE RUN SOUTH 15°35'32" EAST A DISTANCE OF 7.63 FEET; THENCE RUN NORTH 74°24'28" EAST A DISTANCE OF 30.49 FEET; THENCE RUN NORTH 15°35'32" WEST A DISTANCE OF 27.37 FEET TO THE POINT OF BEGINNING**

Parcel Identification Number: 33400800018000200002.0


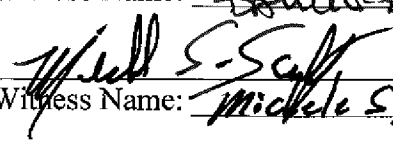
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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:


 Witness Name: Don Lewis

 Witness Name: Michele S. Scully

DFZ Development, LLC., a Florida corporation

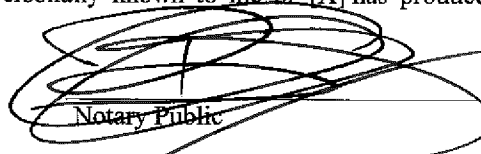
By: 
 Robert F. Zissel, Managing Member


(Corporate Seal)

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of June, 2021 by Robert F. Zissel, Managing Member of DFZ Development, LLC., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]


 Notary Public
 Printed Name: _____
 My Commission Expires: _____

 Barry Glen Segal
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# GG969923
 Expires 6/10/2024