

This Instrument Prepared by and Return to:

**William P. Jacobson**

Home Title America Inc.

105 South Narcissus Avenue, Suite 200

West Palm Beach, Florida 33401

Our File No.: **21-01005**

Property Appraisers Parcel Identification (Folio) Numbers: **33382300002000000002.0**

Florida Documentary Stamps in the amount of **\$0.70** have been paid hereon.

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

## ***WARRANTY DEED***

***THIS WARRANTY DEED***, made the 24th day of February, 2021 by Robert Lee II, a single man whose post office address is 4830 W. Kennedy Blvd, Suite 600, Tampa Florida 33609, herein called the grantor, to Fitz & Fitz Enterprises Inc. whose post office address is 4830 W. Kennedy Blvd, Suite 600, Tampa Florida 33609, herein called the Grantee

*(Wherever 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)*

**WITNESSETH:** That the grantor, for and in consideration of the sum of Ten (\$10.00) Dollars 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, State of Florida, viz.:

**Lot 2, Indian River Aerodrome, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 55, of the Public Records of Indian River County, Florida.**

**Subject to easements, restrictions and reservations of record which are not being re-imposed and to taxes for the year 2021 and thereafter.**

**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, and hereby 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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1 Signature

Andy J Tarafa  
Witness #1 Printed Name

[Signature] (Seal)

[Signature]  
Witness #2 Signature

William P. Jacobson, Esq.  
Witness #2 Printed Name

STATE OF Florida  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 24th day of February, 2021 by Robert Lee II He/ is personally known to me or has produced DL as identification.

SEAL

My Commission Expires:

[Signature]  
Notary Signature  
Andy J Tarafa  
Printed Notary Name

