

**Prepared by and Return To:**

JoAnn Webster  
Majesty Title Services, a division of LandCastle Title  
Group, LLC  
705 17th Street  
Vero Beach, FL 32960

**Order No.:** VB082106054

APN/Parcel ID(s): 32-39-33-00002-0000-00004/0

**WARRANTY DEED**

THIS WARRANTY DEED dated July 30, 2021, by Brandon M. Ellman, a single man, hereinafter called the grantor, to Irvin Charles Ludloff, Jr., a single man, whose post office address is 2635 47th Ave., Vero Beach, FL 32966, hereinafter 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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Indian River, State of Florida, to wit:

Lot 4, Davilla Park, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 69 and 70, of the Public Records of Indian River County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

**WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]  
Witness Signature

Jo Ann Webster  
Print Name

Elysia Brennan  
Witness Signature

Elysia Brennan  
Print Name

[Signature]  
Brandon M. Ellman

Address: 3311 Whispering Woods  
Amelia, OH 45102

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23<sup>rd</sup> day of July, 2021, by Brandon M. Ellman, to me known to be the person(s) described in or who has/have produced FL DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Elysia Brennan  
NOTARY PUBLIC  
My Commission Expires: 4/5/25

