

Prepared by and return to:

Kasey McBride
Supreme Title Solutions, LLC
1410 19th Place
Vero Beach, FL 32960
(772) 403-6161
File No 21-06-3147

Parcel Identification No 33-39-26-00012-0000-00116/0

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **30th day of July, 2021** between **William D. Breland and Susan Breland, husband and wife**, whose post office address is **11915 Cypress Creek Lakes Drive, Cypress, TX 77433**, of the County of Harris, State of Texas, Grantors, to **Sonia T. Fritz and Kenneth E. Fritz, wife and husband**, whose post office address is **7625 Blackhawk Road, Sebastian, FL 32976**, of the County of Indian River, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 116, Majestic Oaks Subdivision, according to the map or plat thereof, as recorded in Plat Book 17, Page(s) 11, 11A through 11D, inclusive, of the Public Records of Indian River County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 11915 Cypress Creek Lakes Drive, Cypress, TX 77433.

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

Subject to taxes for 2021 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Annette Rocka
WITNESS

PRINT NAME: Annette Rocka

Kevin Goral
WITNESS

PRINT NAME: KEVIN GORAL

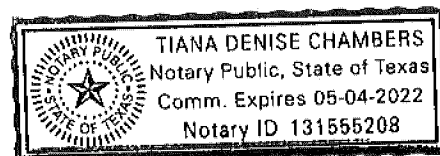
STATE OF Texas
COUNTY OF Harris

William D. Breland
William D. Breland

Susan Breland
Susan Breland

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 27 day of July, 2021, by William D Breland and Susan Breland.

Tiana Denise Chambers
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒ _____

Type of Identification

Produced: William Breland Txdl exp 7/22/24 Susan Breland military ID exp 6/20/23



c/o A.R. Choice Management, Inc.
 333 17th Street, Suite 2L, Vero Beach, FL 32960
 Phone (772) 567-0808 ~ Fax (772) 567-2551

Certificate of Approval

RE: Seller/Grantor - William D. and Susan Breland


Buyer/Grantee - Kenneth E. and Sonia T. Fritz

Property - 2540 12th Sq SW, Vero Beach FL 32968 Lot 116 PBI 17-11

The Board of Directors of Majestic Oaks Community Association, Inc. on behalf of the Association, does hereby waive any right of first refusal and consents to the conveyance of the property described herein to the Grantee named herein.

Dated this 7th day of July, 2021

Majestic Oaks Community Association, Inc.

By 
 Community Association Manager

State of Florida
 County of Indian River

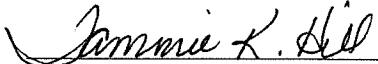
The foregoing instrument was acknowledged before me this 7th day of

July, 2021 by John Hartnett

Who is personally known to me or has presented proof that he/she a representative of Majestic Oaks Community Association, Inc., a Florida not-for-profit corporation, pursuant to the authority duly vested in him/her, on behalf of said corporation.



Notary public, State of Florida



My Commission expires: 6/3/23