

Prepared by and return to:

Rosemary Vigliano  
Atlantic Coastal Land Title Company, LLC  
855 21st Street  
Suite C  
Vero Beach, FL 32960  
(772) 569-4364  
File No 2021-6009

Parcel Identification No 32-39-23-00024-0600-00209.0

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## WARRANTY DEED

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

This indenture made the 22 day of July, 2021 between **Kenneth D. Struve, III, a single man**, whose post office address is **5060 Fairways Circle, F 209, Vero Beach, FL 32967**, of the County of Indian River, State of Florida, Grantor, to **Linda Leeland**, whose post office address is **1920 Eden Court, Vero Beach, FL 32962**, of the County of Indian River, State of Florida, Grantee:

**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 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, Florida, to-wit:

Unit 209, Building 600, of Fairways at Grand Harbor, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1699, Page 1327, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Indian River County, Florida.

**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** Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

[Signature]  
WITNESS  
PRINT NAME: Jason A. Beal

[Signature]  
Kenneth D. Struve, III

[Signature]  
WITNESS  
PRINT NAME: Rosemary Vigliano

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 22 day of July, 2021, by Kenneth D. Struve, III.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification:   
Type of Identification \_\_\_\_\_  
Produced: 02

