

COURTHOUSE BOX 49

Rec Fee: \$21.50
Doc Stamps: \$2,975.00

Prepared by and Return to:
Oceanside Title & Escrow
Donald B. Womersley
3501 Ocean Drive
Vero Beach, Florida 32963
Our File Number: W2107016WFG

STATE OF Florida)
COUNTY OF CHARLOTTE)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this August 19, 2021, between KAREN M. HOWELL, ESQ, LLC, a Florida limited liability company fka KAREN TAR, ESQ, LLC, a Florida limited liability company fka MYLAWDOC, LLC, a Florida limited liability company successor by conversion to MYLAWDOC, LLC, a Pennsylvania limited liability company, whose mailing address is: 22232 Westchester Blvd, Port Charlotte, Florida 33952, party of the first part, and KELNATA HOLDINGS, LLC, a Florida limited liability company, whose mailing address is: 345 58th Ave. Vero Beach FL 32968, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lots 40 and 41, Block 49, ORIGINAL TOWN OF VERO, according to the Plat thereof, recorded in Plat Book 2, Page 12, Public Records of St. Lucie County, Florida, said lands now lying and being in Indian River County, Florida, less and except that part of Lots 40 and 41 conveyed to the City of Vero Beach for street purposes in Deed Book 26, Page 587, of the Public Records of St. Lucie County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

87

