

Return to:
Name: Professional Title of The Treasure Coast, Inc.
Address: 1546 US Highway 1
Sebastian, FL 32958
This instrument prepared by: Amy
Professional Title of The Treasure Coast, Inc.
1546 US Highway 1
Sebastian, FL 32958
File No.: 2021-54305

WARRANTY DEED

This Warranty Deed Made this 30 day of August, 2021 by FunSun Investments, LLC, a Limited Liability Company, hereinafter called the grantor, whose post office address is:

13890 Ruffner Ln Sebastian FL 32958

to: Robert A. Rosenthal and Maria Del Mar Orozco Rosenthal whose post office address is:

8000 SW 117 Ave PHA Miami FL 33183

hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Indian River County, Florida, viz:

Unit 25A-2, Building 25A, of Pelican Pointe of Sebastian II, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 717, Page(s) 1584, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Indian River County, Florida.

This property is not the homestead of the Grantor (s).

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; 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 12/31/2020, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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 **Cynthia M. Rich**

[Signature]
FunSun Investments, LLC, By: Douglas Fields, Managing Member

[Signature]
Witness **Leslie Franklin**

[Signature]
FunSun Investments, LLC, By: Deborah H. Fields, Managing Member

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of August, 2021 by Douglas Fields, Managing Member and Deborah H. Fields, Managing Member of FunSun Investments, LLC, a Limited Liability Company who are personally known or have produced drivers' licenses as identification.

[Seal]



[Signature]
Notary Public **Cynthia M. Rich**
Print Name: _____
My Commission Expires: _____

18.50
1267.00

Pelican Pointe of Sebastian II Condominium Association Inc.

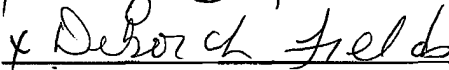
CERTIFICATE OF APPROVAL FOR SALE OF UNIT

Property address, city, zip 9630-2 Estuary Way, Sebastian, FL 32958

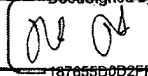
Legal Description: OR BK 717 PP 1584 & OR BK 834 PP 237 BLDG 25A UNIT 2

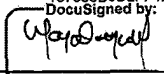
Seller/ Granter Name: Funsun Investments LLC (Douglas and Deborah Fields)

Seller/ Granter signature: 

Seller/ Granter signature: 

Buyer/ Grantee Name: Robert and Maria Rosenthal

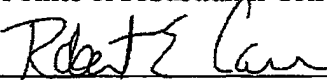
Buyer/ Grantee signature: 

Buyer/ Grantee signature: 

The Board of Directors of Pelican Pointe of Sebastian II Condominium Association Inc., on behalf of the Association, does hereby consent to the conveyance of the property described herein to the Grantee named herein. "This approval is of the buyer alone and not for the occupancy of 2 dogs in the Unit. The Board of Directors of the Association expressly states that it is not giving its consent for both dogs to occupy the Unit at the same time and is specifically prohibiting both dogs from occupying the Unit at the same time. Only one dog will be permitted in the Unit at any given period of time."

Dated this 25th day of August 2021
(day) (month) (year)

Pelican Pointe of Sebastian II Condominium Association

By: 

Title: President