

Prepared by and return to:

Kasey McBride
Supreme Title Solutions, LLC
1410 19th Place
Vero Beach, FL 32960
(772) 403-6161
File No 21-09-4069

Parcel Identification No 33-39-35-00004-0000-00213/0

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **12th day of October, 2021** between **Sharon L. Fontana and Gerald F. Fontana, wife and husband**, whose post office address is **16 Gentry Drive, Long Valley, NJ 07853**, of the County of Morris, State of New Jersey, Grantors, to **Joseph Howard Eisenberg and Diane E. Eisenberg, husband and wife**, whose post office address is **7584 South Village Square, Vero Beach, FL 32966**, 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 213, Falcon Trace - Plat Two, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 76 through 83, 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: 16 Gentry Drive, Long Valley, NJ 07853.

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:

[Signature]
WITNESS
PRINT NAME: Susan Sitarpour

[Signature]
Sharon L. Fontana

Susan K. Suly
WITNESS
PRINT NAME: SUBBULAKSHMI KUMARASWAMY

[Signature]
Gerald F. Fontana

STATE OF New Jersey

COUNTY OF Warren

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5 day of October, 2021, by Sharon L. Fontana and Gerald F. Fontana.

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

YOLANDA FLECHA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 5, 2026

Personally Known: _____ OR Produced Identification: /

Type of Identification Produced: AS Photo ID



Falcon Trace Homeowners Association, Inc.

Owner: Gerald and Sharon Fontana
Property: 2385 Lake Ibis Lane
Term: SALE

Certificate of Approval

This is to certify that the following purchaser(s):

Joseph and Diane Eisenberg

Has complied with the documents for the Falcon Trace Homeowners Association, Inc. and has herby obtained the approval for the Purchase by the Board of Directors of the Falcon Trace Homeowners Association, Inc.

Comments: SUBJECT TO ALL DUE AND PAYABLE ASSESSMENTS BEING PAID CURRENT.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS HEREUN SET HIS HAND AND SEAL THIS 23
DAY OF Sept., 2021.

Signature of Board Member: Joann Hall

Title: Vice President

STATE OF FLORIDA
COUNTY of-

The foregoing instrument was acknowledge before me this 23 day of Sept., 2021
by Joann Hall (name), Vice President (title), Falcon Trace Homeowners
Associations, Inc. on behalf of the corporation, who is (personally known to me) or (who has produced)
_____, as identification and who (did/did not) take an oath.

Signature of Notary: Karen Altman

SEAL:

Prepared by:
Keystone Property Management

