

Prepared by and return to:

Kasey McBride
Supreme Title Solutions, LLC
1410 19th Place
Vero Beach, FL 32960
(772) 403-6161
File No 21-09-4275

Parcel Identification No 33-38-02-00003-0130-00017/0

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WARRANTY DEED

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

This indenture made the **29th day of October, 2021** between **Rose Holdings 2, LLC, a Florida Limited Liability Company**, whose post office address is **6490 36th Lane, Vero Beach, FL 32966**, of the County of Indian River, State of Florida, Grantor, to **RTS Prop, LLC, a Florida Limited Liability Company**, whose post office address is **3766 9th Lane, Vero Beach, FL 32960**, 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:

Lot 17, Block M, Paradise Park Unit No 2, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 77 through 78, inclusive, of 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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Kasey Ann McBride
WITNESS
PRINT NAME: Kasey Ann McBride

Sherni Reynolds
WITNESS
PRINT NAME: Sherni Reynolds

Rose Holdings 2, LLC, a Florida Limited Liability Company

By: [Signature]
Zachary Rose, Manager

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization this 27th day of October, 2021 by Zachary Rose Manager of Rose Holdings 2, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Kasey Ann McBride
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known:
OR Produced Identification: _____

Type of Identification Produced: _____

