

Prepared by and return to:

William J. Stewart

Rossway Swan Tierney Barry & Oliver, P.L.

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File Number: **100508-002**

Will Call No.: **87**

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Warranty Deed

This Warranty Deed made this 21 day of **January, 2022** between **Thomas Fish and Sally Fish, husband and wife** whose post office address is **535 Date Palm Road, Vero Beach, FL 32963**, grantor, and **Wolfpack Holdings Limited, LLC, a Florida limited liability company** whose post office address is **1165 22nd Street, Vero Beach, FL 32960**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida** to-wit:

Lots 2, 3,4,5, and 6, STASZEWSKI SUBDIVISION, according to the plat thereof recorded in Plat Book 22, Page 67, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 33-39-26-00015-0000-00002/0

and

Parcel Identification Number: 33-39-26-00015-0000-00003/0

and

Parcel Identification Number: 33-39-26-00015-0000-00004/0

and

Parcel Identification Number: 33-39-26-00015-0000-00005/0

and

Parcel Identification Number: 33-39-26-00015-0000-00006/0

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 **December 31, 2021**.

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:

Kimberly Martin
Witness Name: Kimberly Martin

William J. Stewart
Witness Name: William J. Stewart

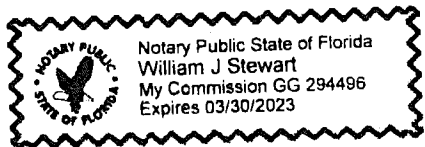
Thomas Fish
Thomas Fish (Seal)

Sally Fish
Sally Fish (Seal)

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31 day of January, 2022 by Thomas Fish and Sally Fish, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



William J. Stewart
Notary Public

Printed Name: William J. Stewart

My Commission Expires: _____