

Return to:
Taylor E. Kennedy, Esq.
COLLINS BROWN BARKETT, CHARTERED
756 Beachland Boulevard
Vero Beach, Florida 32963
(772)231-4343

Parcel ID No. 32403200022000000207.0

Space Above This Line For Processing Data

WARRANTY DEED
with ENHANCED LIFE ESTATE

This **WARRANTY DEED with ENHANCED LIFE ESTATE**, made this 26 day of JULY, 2021, Mabelle Mottet, a single woman, whose post office address is: 4141 Ocean Drive, 207, Vero Beach, Florida 32963, hereinafter called the "Grantor", and Monique Mottet-McGarry and Charles McGarry, whose post office address is: 1844 Brenthill Way, Vienna, Virginia 22182, hereinafter called the "Grantees":

WITNESSETH That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt where of is hereby acknowledged, do hereby remise, release and deed unto said Grantee forever, all of the right, title interest, claim and demand which the Grantor have in and to the following described land, situate, lying, and being in Indian River County, Florida, to wit:

Apartment No. 207, THE BAY ISLAND CLUB, a Condominium, according to Declaration of Condominium recorded in Official Record Book 449, Page 839, of the Public Records of Indian River County, Florida, including all common elements and limited common elements appurtenant to the said Apartment 207, according to the terms of the Declaration of condominium. Subject, however, to all of the provisions of the Declaration of Condominium; and grantee assumes and agrees to observe and to perform all obligations under the Declaration, including but not limited to the payment of assessments for the maintenance and operation of the apartment and condominium. Together with parking space numbered 207.

Parcel Identification Number: 32403200022000000207.0

TO HAVE AND TO HOLD, the same in fee simple forever, subject to an enhanced life estate in the property expressly reserved to Mabelle Mottet so long as she may live. The life tenant, Grantor, shall not be liable for waste and shall have full power and authority to sell, convey, mortgage, lease and otherwise dispose of her individual, interest in the property, with or without consideration, and without joinder by the remainderman, Monique Mottet-McGarry and Charles McGarry, Grantees.

I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever except for covenants, reservations, restrictions, easements and other matters of record.

"Grantor" and "grantee" are used for singular or plural, as context requires.

THE PREPARER OF THIS INSTRUMENT WAS NEITHER FURNISHED WITH, NOR REQUESTED TO REVIEW, AN ABSTRACT OF TITLE ON THE DESCRIBED PROPERTY AND THEREFORE EXPRESSES NO OPINION AS TO THE CONDITION OF TITLE.

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

Signed, sealed and delivered in our presence:

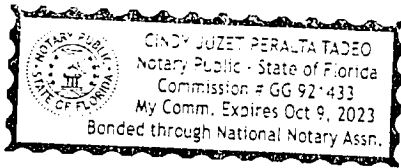
Taylor E. Kennedy
Witness 1
Printed Name Taylor E. Kennedy

Mabelle Mottet
Name: Mabelle Mottet
Address: 4141 Ocean Drive, #207
Vero Beach, Florida 32963

Cindy J. Peralta
Witness 2
Printed Name Cindy J. Peralta

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this July 26, 2021, by Mabelle Mottet, who is personally known to me or who has produced FLDL as identification.



Cindy Juzet Peralta Tadeo
Notary Public

{Notary Stamp}
My commission expires: Oct 9, 2023