



Prepared by: Neil Chand
Sunbelt Title Agency
Return to: 1715 N. Westshore Blvd., Suite 190
Tampa, FL 33607
File Number: 1770422-01352

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Warranty Deed

This Indenture, made this 23rd day of March, 2022, between Jesus Malave and Janine Malave, Husband And Wife, whose post office address is 1462 River Club Drive Indian River Shores, FL 32963 hereinafter called the Grantor, and Douglas E. Bryan and Leslie C. Bryan, Husband and wife, whose post office address is: 20 Sanctuary Pond Road Cohasset, MA 02025, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include the parties to this instrument and their heirs, legal representatives and assignees of individuals, and assigns of corporations.)

Witnesseth: the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged by these presents does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situated in Indian River County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of record, if any, all applicable zoning ordinances, and taxes for the current year and all subsequent years.

Together with all the tenements, hereditament and appurtenances thereto belonging or in otherwise appertaining.

To Have and to Hold the same in fee simple forever and the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of any and all persons whomsoever.

In Witness Whereof the Grantor has caused these presents to be executed in his/her/their/its name, and if Grantor is a corporation, its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Wherever the text in this Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

Signed, sealed and delivered in our presence:

[Signature]

Witness: (Signature)

Print Name:

CHRISTINE LEWIS

[Signature]
Jesus Malave

[Signature]

Witness: (Signature)

Print Name:

Michelle Witt

State of Florida

County of Palm Beach

The Foregoing Instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 02 day of Feb 2022 by Jesus Malave, who: ☐ is personally known to me or ☒ produced DRIVERS as identification.

License

Notary Public:

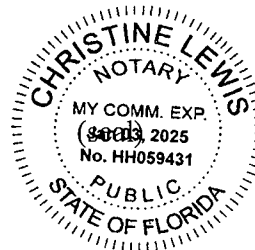
Signature: [Signature]

Print Name:

CHRISTINE LEWIS

My commission expires:

01-03-2025



Wherever the text in this Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

Signed, sealed and delivered in our presence:

Christine Lewis
 Witness: (Signature)
 Print Name: CHRISTINE LEWIS

Janine Malave
 Janine Malave

Michelle Witt
 Witness: (Signature)
 Print Name: Michelle Witt

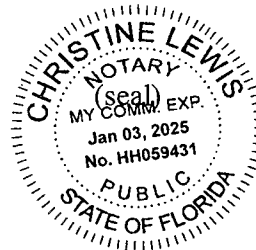
State of Florida

County of Palm Beach

The Foregoing Instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of Feb 2022 by Janine Malave who is (or are) personally known to me or has produced DRIVERS LICENSE as identification.

Notary Public:

Signature: Christine Lewis
 Print Name: CHRISTINE LEWIS
 My commission expires: 01-03-2025



Cartus File No. 3307922

Property Address: 1462 River Club Drive Indian River Shores, FL 32963

Florida Relocation File No: 1770422-01352

EXHIBIT "A"

Lot 6, Block N, RIVER CLUB AT CARLTON P.R.D. – PLAT 6, according to the plat thereof, recorded in Plat Book 29, Page 1, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 32390100023001400006.0