

Prepared by and return to:  
Jonathan D. Barkett, Esq.  
Collins Brown Barkett, Chartered  
756 Beachland Boulevard  
Vero Beach, FL 32963  
(772) 231-4343  
File Number: 21-487.002

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## Warranty Deed

**This Warranty Deed** made this 4<sup>TH</sup> day of April, 2022 between Philip H. Barth, whose post office address is 1717 Indian River Blvd., Suite 202-A, Vero Beach, FL 32960 and John M. Brenner, whose post office address is 1717 Indian River Blvd., Suite 202-A, Vero Beach, FL 32960, Grantors, and **The Three Gators of Vero Beach, LLC, a Florida Limited Liability Company** whose post office address is 1717 Indian River Blvd., Suite 202-A, 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:

**Unit No. 202 of CITRUS FINANCIAL CENTER, a Condominium, according to The Declaration of Condominium recorded in O. R. Book 862, Pages 1721, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.**

**Parcel Identification Number: 33400600013000000202.0**

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors homestead nor the homestead of any immediate family member, 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.

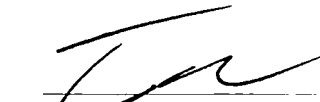
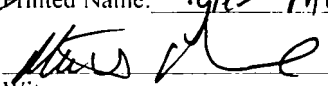
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

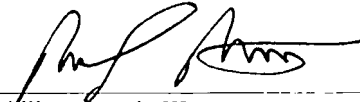
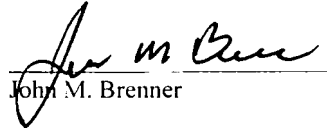
**To Have and to Hold**, the same in fee simple forever.

**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 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:

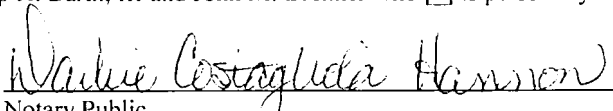
  
 Witness  
 Printed Name: Tyler Moker  
  
 Witness  
 Printed Name: MATT BARND

  
 Philip H. Barth, III  
  
 John M. Brenner

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4th day of April, 2023 by Philip H. Barth, III and John M. Brenner who  is personally known or  has produced a driver's license as identification.

[Seal] 
 DARLINE COSTAGLIOLA HANNON  
 Notary Public - State of Florida  
 Commission # HH 086683  
 My Comm. Expires Jan 31, 2025  
 Bonded through National Notary Assn.

  
 Notary Public  
 Print Name: Darline Costagliola Hannon  
 My Commission Expires: 1/31/25