

Return to:
Name: Professional Title of The Treasure Coast, Inc.
Address: 1546 US Highway 1
Sebastian, FL 32958
This instrument prepared by: Veronica Willis
Professional Title of The Treasure Coast, Inc.
1546 US Highway 1
Sebastian, FL 32958
File No.: 2022-55242

WARRANTY DEED

This Warranty Deed Made this 13th day of May, 2022 by Carole Proce and Gregory Proce, hereinafter called the grantor, whose post office address is:

44 Douglas Ave, Northport, New York, 11768

to: Maribeth A. McNair, Trustee of the McNair Family Irrevocable Trust Dated April 15, 2020 whose post office address is:

5845 Marina Drive #1, Sebastian, FL 32958
hereinafter called the grantee,

10.00
540.00

WITNESSETH: That said grantor, for and in consideration of the sum of Ten Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Indian River County, Florida, viz:

Unit No. 32-A-2, Building No. 32-A, of Pelican Pointe of Sebastian II, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 717, Page(s) 1584, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Indian River County, Florida.

This property is not the homestead of the Grantor (s).

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 12/31/2021, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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:

Jessica M. Papczynski
Witness sign
Jessica M. Papczynski
Witness print

Carole Proce
Carole Proce

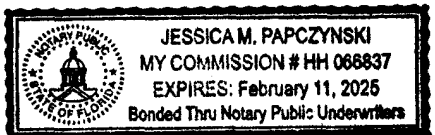
Cynthia M. Rich
Witness sign
Cynthia M. Rich
Witness print

Gregory Proce
Gregory Proce

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of May, 2022 by Carole Proce and Gregory Proce who are personally known or have produced drivers' licenses as identification.

[Seal]



Jessica M. Papczynski
Notary Public
Print name: **Jessica M. Papczynski**
My Commission Expires: 2/11/25