

This Instrument Prepared by and Return to:  
Jeff McClure  
Alliance Title of the Treasure Coast, LLC  
725 Commerce Center Drive  
Ste A  
Sebastian, FL 32958  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
31-37-00-00001-0360-00001/0  
File No.: 2204030

### WARRANTY DEED

This Warranty Deed, Made the 27<sup>th</sup> day of MAY, 2022, by **Jacob Fojtik and Elizabeth Fojtik, as husband and wife**, whose post office address is: **P.O. Box 106, Fellsmere, FL 32948**, hereinafter called the "Grantor", to **Cody J. Ritenour and Hayley K. Ritenour, as husband and wife**, whose post office address is: **13950 119th St., Fellsmere, FL 32948**, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Five Hundred Five Thousand Dollars and No Cents (\$505,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Indian River County, Florida**, to wit:

Tracts 360 as shown on the plat of **FELLSMERE FARMS COMPANY** as filed in Plat book 2, Pages 1 and 2, Public Records of St. Lucie County, Florida; Said land now lying and being in Indian River County, Florida.

Together with and subject to an ingress, egress and maintenance easement 20 feet in width either side and adjacent to all existing Fellsmere Water Control District ditches.

Subject to and together with an easement 60 feet in width for drainage, ingress, egress and maintenance on, over and across the North 30 feet of Tracts 359 through 361 and the South 30 feet of Tracts 329 through 331.

Subject to and together with, all rights of way, common areas and easements as conveyed to Florida Atlantic Citrus Property Owners Association, Inc. recorded in Official Record Book 904, Page 2649, Public Records of Indian River County, Florida.

Subject to the Declaration of Restrictions of the Florida Atlantic Citrus Property Owners Association, Inc. as recorded in Official Record Book 904, Page 2702, Public Records of Indian River County, Florida and Official Record Book 1647, Page 966, Public Records of Indian River County, Florida.  
and

Tracts 361 as shown on the plat of **FELLSMERE FARMS COMPANY** as filed in Plat book 2, Pages 1 and 2, Public Records of St. Lucie County, Florida; Said land now lying and being in Indian River County, Florida.

Together with and subject to an ingress, egress and maintenance easement 20 feet in width either side and adjacent to all existing Fellsmere Water Control District ditches.

Subject to and together with an easement 60 feet in width for drainage, ingress, egress and maintenance on, over and across the North 30 feet of Tracts 359 through 361 and the South 30 feet of Tracts 329 through 331.

Subject to and together with, all rights of way, common areas and easements as conveyed to Florida Atlantic Citrus Property Owners Association, Inc. recorded in Official Record Book 904, Page 2649, Public Records of Indian River County, Florida.

Subject to the Declaration of Restrictions of the Florida Atlantic Citrus Property Owners Association, Inc. as recorded in Official Record Book 904, Page 2702, Public Records of Indian River County, Florida and Official Record Book 1647, Page 966, Public Records of Indian River County, Florida. ( Vacant Land ).

The property is 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 2022, 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 IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: \_\_\_\_\_  
Printed Name: Jeffrey T. McClure

Witness Signature: \_\_\_\_\_  
Printed Name: Jacob Fojtik

Witness Signature: \_\_\_\_\_  
Printed Name: Michelle McClure

Witness Signature: \_\_\_\_\_  
Printed Name: Elizabeth Fojtik

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of MAY, 2022 by Jacob Fojtik and Elizabeth Fojtik, as husband and wife, who is/are personally known to me or has/have produced driver license(s) as identification.

Notary Public Signature

Printed Name: Jeffrey T. McClure

My Commission Expires: \_\_\_\_\_  
(SEAL)

