

NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is \$275,000.00.

This Document Prepared By and Return to:
Darlene K. Pegg, CLC President
Elite Title of the Treasure Coast, Inc.
3055 Cardinal Drive, Suite 105
Vero Beach, FL 32963
Courthouse Box 82

Parcel ID Number: 33-38-14-00001-0120-00002/0

①
10.00
1,925.00

Special Warranty Deed

This Indenture, Made this **22nd** day of **July**, 2022 A.D., **Between**
Skyridge Ranch and Land Incorporated, a Florida corporation
of the County of **Indian River**, State of **Florida**, **grantors**, and
John Englehart and Rochelle Englehart, husband and wife
whose address is: **200 90th Ave, Vero Beach, FL 32968**
of the County of **Indian River**, State of **Florida**, **grantees**.

Witnesseth that the GRANTORS, for and in consideration of the sum of
TEN DOLLARS (\$10)

and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Indian River**, State of **Florida** to wit:

The North 401.61 feet of the South 777.02 feet of Tract 13, lying West of Interstate 95 (300' right-of-way per state road department right-of-way map for state road 9, section 88081-2402) in Section 14, Township 33 South, Range 38 East, according to the Plat of Indian River Farms Company subdivision, as recorded in Plat Book 2, Page 25, Public Records of St. Lucie County, Florida, said lands now lying and being in Indian River County, Florida.

Said land is free of all encumbrances, except taxes for the year in which this deed is given; and restrictions, reservations, limitations, covenants, conditions and easements of record, if any; insofar as same are valid and enforceable (however, this clause shall not be construed to reimpose same.)

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

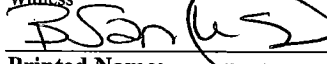
To Have and to Hold, the same in fee simple forever.

And the grantors hereby covenant with said grantees that grantors are lawfully seized of said land in fee simple; that grantors have good right and lawful authority to sell and convey said land; that grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: **DARLENE K. PEGG**
Witness


Printed Name: **Belinda Santiso**
Witness

Skyridge Ranch and Land Incorporated, a Florida corporation

By: 
Printed Name: **Michael Moucheboeuf, President**
P.O. Address: 290 Nieuport Drive, Vero Beach, FL 32968

By: 
Printed Name: **Nicholas Dellagrotta, Vice President**
P.O. Address: 290 Nieuport Drive, Vero Beach, FL 32968

(Corporate Seal)

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this **22nd** day of **July**, 2022, by **Michael Moucheboeuf, President and Nicholas Dellagrotta, Vice President of Skyridge Ranch and Land Incorporated, a Florida corporation** who are personally known to me or who have produced their **Valid Identification as Identification**.

Printed Name: **DARLENE K. PEGG**
Notary Public
My Commission Expires:  Commission # **HH 080157**
Expires **April 14, 2025**
Bonded Thru **Troy Fain Insurance 800-385-7019**