

Rec #18.50
Dis. #1,750-

Prepared by and for:

Steve L. Henderson, Esquire
Collins Brown Barkett, Chartered
756 Beachland Boulevard
Vero Beach, FL 32963
(772) 231-4343
File Number: 04-106.006

[Space Above This Line For Recording Date]

Warranty Deed

This Warranty Deed made this 15 day of AUGUST, 2022 between Thenest Group, LLC, a Florida limited liability company, whose post office address is 287 Porto Vecchio Way, Palm Beach Gardens, FL 33418, grantor, and Lisa Ann Miller, a single woman, whose post office address is 1815 Mooringline Drive, PH-A, Vero Beach, FL 32963, 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 PH-A of Harbour Side West, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 641, Page(s) 2038, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 33-40-28-00004-0004-00001/0

SUBJECT to provisions, restrictions and obligations in the Declaration of Condominium, 2022 real estate taxes and subsequent year, outstanding association assessments for the current year, and other easements, restrictions, reservations and rights of way of record, if any, but this provision shall not operate to reimpose the same.

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.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

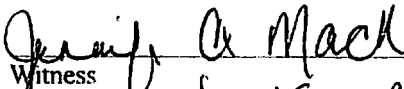
Signed, sealed and delivered in our presence:

Thenest Group, LLC
a Florida limited liability company




Witness

Printed Name: Matthew Hanson



Witness

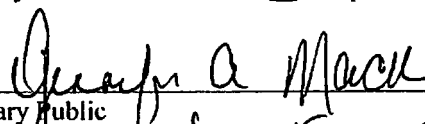
Printed Name: Jennifer A MACK


By: _____
Linda A. Chabrier, Manager

State of Florida
County of Palm Beach County

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of August, 2022 by Linda A. Chabrier, Manager of Thenest Group, LLC, a Florida limited liability company, on behalf of the company, who is ☒ personally known to me or who ☐ has produced a driver license as identification.

[Seal]


Notary Public
Print Name: Jennifer A Mack
My Commission Expires: October 18, 2023

