

Prepared by and return to:

**Charles B Capps**  
**PAVESE LAW FIRM**  
**1833 Hendry Street**  
**Fort Myers, FL 33901**  
**239-334-2195**  
File Number: 91708.079

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## Warranty Deed

**This Warranty Deed** made this 19th day of October, 2022 between Fairhomes Imperial Topaz Properties, LLC, a Florida limited liability company whose post office address is 10 Station Lane, Unionville, ON L3R1R3, Canada, grantor, and Amy S. Yeitter, an unmarried woman, whose post office address is 4922 4th Lane, Vero Beach, FL 32968, 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:

**Lot 26, Cypress Lake, Phase I PD, according to the plat thereof as recorded in Plat Book 15, Page 24, of the Public Records of Indian River County, Florida.**

**Parcel Identification Number: 33-39-16-00009-0000-00026/0**

**Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**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 **December 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:

J. Carruthers  
 Witness Name: John Carruthers  
Laura Powell  
 Witness Name: Laura Powell

Fairhomes Imperial Topaz Properties, LLC, a Florida limited liability company

By: [Signature]  
 Felix Gratopp, Manager

Region of York  
 Province of Ontario, Canada

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19<sup>th</sup> day of October, 2022 by Felix Gratopp, Manager of Fairhomes Imperial Topaz Properties, LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☐ has produced a driver's license as identification.



J. Carruthers  
 Notary Public  
 Printed Name: John Carruthers  
 My Commission Expires: Indefinite