

Prepared by and return to:
Francine Parziale
Orange Palm Title, LLC
6801 Lake worth Rd, Suite 100E
Greenacres, FL 33467
(561) 600-1466
File Number: 2022-192

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Warranty Deed

This Warranty Deed made this **21th day of December, 2022** between **Valentine Tax Sales, LLC, a Utah Limited Liability Company** whose post office address is **944 E. Gordon Ave, Layton, UT 84040**, grantor, and **Guthrie Investments, LLC, a Florida Limited Liability Company** whose post office address is **6038 Island Harbor Rd, Sebastian, FL 32958**, 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:

Commence at the center of Section 28, Township 31 South, Range 39 East, Indian River County, Florida, run South 529.1 feet; thence run West 260 feet; thence run South 191 feet to point of beginning; thence run West 300 feet; thence run South 80 feet; thence run East 300 feet; thence run North 80 feet to point of beginning.

Parcel Identification Number: 31392800000500000010.0

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, unto Grantee and Grantee's heirs, successors and assigns forever, the premises and the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of Grantor, if any. Grantor attests that this is vacant land and not the homestead of Grantor

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 **12/31/2022**.

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:

Candace Tatton

Witness

Printed Name: Candace Tatton

Kristen Stephenson

Witness

Printed Name: Kristen Stephenson

Valentine Tax Sales, LLC, a Utah Limited Liability Company

By: Ron Valentine
Ron Valentine, Managing Member

State of Utah
County of Weber

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of December, 2022 by Ron Valentine, Managing Member of Valentine Tax Sales, LLC who is personally known or has produced a driver's license as identification.

[Seal]



Cindi Lamph
Notary Public
Print Name: Cindi Lamph
My Commission Expires: 7/20/25