

Prepared by and return to:

Denny Gonzalez
Cutler Title, L.L.C
2355 Salzedo Street, Suite 300
Coral Gables, FL 33134
(305) 673-8300
File Number: **2023-2-QSTORM**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **24th day of February, 2023** between **Quiet Storm L.L.C, a Florida Limited Liability Company** whose post office address is **370 10th St SW, Vero Beach, FL 32962**, grantor, and **Irene Gambles, a single woman** whose post office address is **555 4th St, Lot 83, Vero Beach, FL 32962**, 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 2, Block 10, WHISPERING PALMS, UNIT 4, according to the Plat thereof, as recorded in Plat Book 5, Page 11, Public Records of Indian River County, Florida.

Parcel Identification Number: 33392400002010000002.0

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.

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:


Carli Ness

Witness
Printed Name: Carli Ness

Laura Scherr

Witness
Printed Name: Laura Scherr

Quiet Storm LLC, a Florida Limited Liability Company

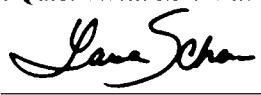
By: 

Christopher Stewart, Manager

State of Florida

County of Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of February, 2023 by Christopher Stewart, Manager of Quiet Storm I.L.C who is personally known or has produced a driver's license as identification.



[Seal]



Notary Public-State of Florida

Print Name: Laura Scherr

My Commission Expires: 07/04/2023

This online notarization was conducted using audio/visual technology.