

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Christy Yonta, Esq

Christy Yonta Attorney At Law

701 NW Federal Highway, Suite 201

Stuart, Florida 34994

Our File No.: 2023-3

Property Appraisers Parcel Identification (Folio) Number: 33380300010000400036.0

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 24th day of February, 2023 by **Monterey Construction, LLC, a Florida Limited Liability Company** whose post office address is 3125 SW Mapp Road, Palm City, FL 34990 herein called the Grantor(s), to **Superfast Loan Corp., a Florida Corporation** whose post office address is 1859 37th Ave, Vero Beach, FL 32960, hereinafter called the Grantee(s):

(Wherever 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)

W I T N E S S E T H: That the Grantor(s), for and in consideration of the sum of One Hundred Thirty Thousand and 00/100 (\$130,000.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee(s) all that certain land situate in Indian River County, State of Florida, viz.:

Unit No. 36, Building D of AMERICANA BUSINESS PARK CONDOMINIUM, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1842, Page 2405, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2023 and thereafter.


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.

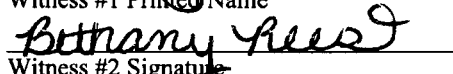
AND, the Grantor(s) hereby covenant(s) with said Grantee(s) that the Grantor(s) is/are lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:




 Witness #1 Signature
Chris A. Yota

 Witness #1 Printed Name


 Witness #2 Signature
Bethany Rees

 Witness #2 Printed Name

Monterey Construction, LLC

By: 

 Robert Joseph Walser, Jr., Manager

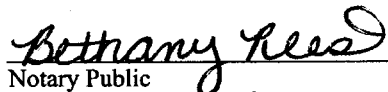
STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 24th day of February, 2023, by Robert Joseph Walser, Jr., Manager of Monterey Construction, LLC who is/are personally known to me or has/have produced drivers license as identification and did did not take an oath.

SEAL



BETHANY REES
 Commission # HH 105633
 Expires March 17, 2025
 Bonded Thru Budget Notary Services



 Notary Public
Bethany Rees

 Printed Notary Name

My commission expires: 3/17/25