

Prepared by and return to:

New Path Title, LLC  
1110 N. Olive Avenue  
West Palm Beach, FL 33401  
(561) 838-9595  
File Number: 22-1375

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## Warranty Deed

**This Warranty Deed** made this **24th day of February, 2023** between **Fedasa Group, LLC, a Texas limited liability company** whose post office address is **PO Box 14629, Humble, TX 77347**, grantor, and **VB Investments 1 LLC, a limited liability company** whose post office address is: , 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:

**See Attached Exhibit A**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

**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 .

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:

*Tiana L. Tranowicz*

Witness Printed Name: Tiana L. Tranowicz

*Genea Christine Poole Johnson*

Witness Printed Name: Genea Christine Poole Johnson

Fedasa Group, LLC, a Texas Limited Liability Company

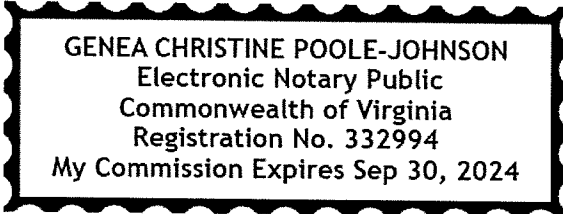
By: Casiano Edgar Juarez Roman  
Casiano Edgar Juarez Roman, Director

State of Virginia  
County of New Kent

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24 day of February, 2023 by Casiano Edgar Juarez Roman, Director of Fedasa Group, LLC who  is personally known or  has produced a ~~XXXXXX~~ Passport as identification.

*Genea Christine Poole Johnson*

[Seal]



Notary Public  
Print Name: Genea Christine Poole Johnson  
My Commission Expires: 9/30/2024

Completed via Remote Online Notarization using 2 way Audio/Video technology.

## Exhibit A

**Parcel 1:**

Lots 18 , 19, 20 and 21, in Block A, of PARADISE PARK UNIT NO. 1, according to the Plat thereof, as recorded in Plat Book 3, at Page(s) 72, of the Public Records of Indian River County, Florida

**Parcel 2:**

Lots 8, 9, 10, 11, 12, and 13, in Block H, PARADISE PARK UNIT NO. 1, according to the Plat thereof, as recorded in Plat Book 3, at Pages 72, of the Public Records of Indian River County, Florida.

**Parcel 3:**

Lot 22, in Block A, of PARADISE PARK UNIT NO. 1, according to the Plat thereof, recorded in Plat Book 3, Page 72 of the Public Records of Indian River County, Florida.

**Parcel 4:**

Lots 6, 7, 8, 9, 10, 11, 15, 16, 17, 18 19 and 20, Block H, PARADISE PARK UNIT NO. 2 according to the Plat thereof, as recorded in Plat Book 3, Page 77 of the Public Records of Indian River County, Florida.

**Parcel 5:**

Lots 7, 8, 9, 10, 11, and 12, Block A, of PARADISE PARK UNIT #2, according to the Plat thereof, as recorded in Plat Book 3, Page 77 of the Public Records of Indian River County, Florida.

**Parcel 6:**

Lots 5, 6, 7, 8, 9, 10, 11, 16, 17, 18, 19, 20, 21, and 22, Block J, of PARADISE PARK UNIT # 2, according to the Plat thereof, as recorded in Plat Book 3, at Page(s) 77, of the Public Records of Indian River County, Florida.

**Parcel Identification Number:** see legal description for multiple pen's