

Pursuant to the issuance of Title Insurance
This Instrument prepared by and return to:
Jeanna Juliano
Southeast Professional Title, LLC
151 Southhall Lane, Ste 230
Maitland, FL 32751

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the 5th day of May, 2023 by **One Seven Properties LLC, a Florida limited liability company**, having its principal place of business at **4285 SW Martin Highway, Palm City, FL 34990**, herein called the grantor, to **Richard J. Bettencourt and Claire A. Bettencourt, husband and wife**, whose post office address is: **61 Woodland Drive, #103, Vero Beach, FL 32962**, hereinafter called the Grantees:

(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, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in INDIAN RIVER County, State of Florida,
viz:

Apartment Number 103, of Condominium Apartment Building No. 61 of Vista Royale, Phase 3, according to the Declaration of Condominium thereof recorded in Official Records Book 572, page 1697, Public Records of Indian River County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Property Appraisers Parcel Identification (Folio) Numbers: **33401900004061000103.0**

Subject to easements, restrictions and reservations of record and to 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 hereby covenants with said grantees that except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten Signature]

Witness #1 Signature

MODISM WEISBACH
Witness #1 Printed Name

[Handwritten Signature]

Witness #2 Signature

CAROL ROBLES
Witness #2 Printed Name

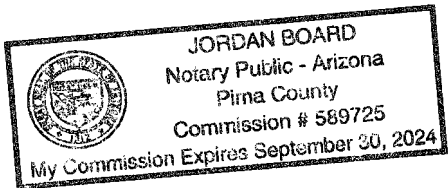
One Seven Properties LLC, a Florida limited liability company

By: *[Handwritten Signature]*
James Eynon, as Manager

STATE OF ARIZONA
COUNTY OF PIMA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 4 day of May, 2023, by James Eynon, as Manager of One Seven Properties LLC, a Florida limited liability company on behalf of the corporation. He/she is personally known to me or has produced DRIVERS LICENSE as identification.

SEAL



[Handwritten Signature]
Notary Signature
Jordan Board
Printed Notary Signature

My Commission Expires:

09/30/2024