

Prepared by and return to:

Toni Gatlin-Daddis  
Premier Title Partners of Florida, LLC  
3885 20th Street, Suite 202, Vero Beach, FL 32960  
(772) 206-4601  
File No PREMVM23-205WFG

Parcel Identification No 33-39-23-00007-0070-00009.0

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## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 28th day of June, 2023 between Melmac, LLC, a Florida Limited Liability Company, whose post office address is 536 Southwest 22nd Terrace, Fort Lauderdale, FL 33312, of the County of Broward, State of Florida, Grantor, to Michael E. Scutellaro, an unmarried man, whose post office address is 347 North Kentucky Avenue, Massapequa, NY 11758, of the County of Nassau, State of New York, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

**LOT 9, BLOCK 7, IXORA PARK PLAT NO.5, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 83, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.**

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

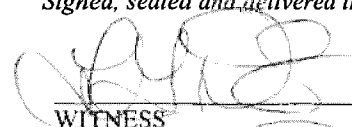
**Subject to** taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

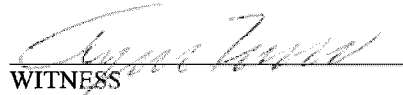
**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, Grantor have hereunto set Grantor's hand and seal the day and year first above written.


*Signed, sealed and delivered in our presence:*

  
WITNESS  
Toni Gatlin-Daddis  
Printed Name of First Witness

  
WITNESS  
TYLER FADRO  
Printed Name of Second Witness


Melmac, LLC, a Florida Limited Liability Company

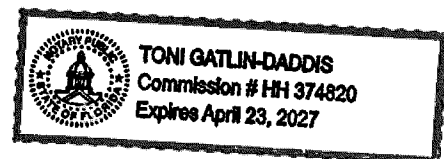
By:   
Maidelis Martinez, Manager

By:   
Martin Castro-Silva, Manager

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 28th day of June, 2023 by Maidelis Martinez and Martin Castro Silva, Managers of Melmac, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally known: \_\_\_\_\_ OR Produced Identification: XXX

Type of Identification Produced: Valid ID