

Prepared by and Return to
G & L Financial Planning
2801 Ocean Dr, Ste 301
Vero Beach, FL 32963
(800) 538-9108

Property Appraiser's Parcel ID# 32-39-21-00016 0000-00009/0

Space Above This Line For Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made and executed this 9 day of August, 2023, by ALAN MANNA and ELIZABETH ROSA MANNA, Husband and Wife, hereinafter collectively referred to as the "Grantor", whose post office address is 5634 ARABELLA LN, VERO BEACH, FLORIDA 32967, to ALAN MANNA and ELIZABETH ROSA MANNA, Co-Trustees of THE MANNA FAMILY TRUST, Dated August 9, 2023, whose post office address is 5634 ARABELLA LN, VERO BEACH, FLORIDA 32967, hereinafter referred to as the "Grantee"

[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]

Witnesseth, GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10 00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, grants, bargains, sells, aliens, remises, releases conveys, and confirms unto the Grantee and the Grantee's successors, heirs, and assigns forever, that certain piece, parcel, or tract of land, situated, lying and being in INDIAN RIVER COUNTY, FLORIDA, to wit

Lot 9, Arabella Reserve, according to the map or plat thereof, as recorded in Plat Book 31, Page(s) 54 through 57, inclusive, of the Public Records of Indian River County, Florida

TOGETHER with all tenements, hereditaments rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, wells, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above

FULL POWER AND AUTHORITY are conferred upon Grantee, as Trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the Trustee of the Trust full rights of ownership as authorized by Section 689 073 of the Florida Statutes And the Grantor hereby binds themselves and their successors and assigns to warrant and defend for the benefit of Grantee and their successors and assigns the title against all claims whatsoever


FURTHER, pursuant to Florida Administrative Code 12D-7 011, Grantor reserves the right to use, occupy and reside upon any property placed in this Trust as their permanent residence during their lives It is the intent of the provision to retain for the Grantor the requisite beneficial interest and possessory right in and to such real property to comply with Florida Statute 196 041(2), such interest being hereby declared to be "equitable title to real estate" as that term is employed in Section 6, Article 6, Article VIII of the State Constitution

TO HAVE AND TO HOLD the same in fee simple forever

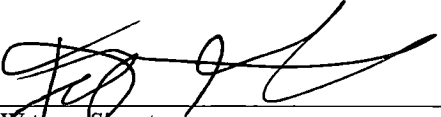
AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land, that Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever claiming by, through, or under Grantor

THIS WARRANTY DEED was prepared without the benefit of a title search or the issuance of title insurance. The preparer assumes no liability for the status or condition of title to the land described herein

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


 Witness Signature
 Witness Printed Name Perry Leonor
 Witness Address 2801 Ocean Dr Ste 301, Vero Beach, FL 32963


 ALAN MANNA (Grantor)


 Witness Signature
 Witness Printed Name Joseph Gilewski
 Witness Address 2801 Ocean Dr Ste 301, Vero Beach, FL 32963


 ELIZABETH ROSA MANNA (Grantor)

STATE OF FLORIDA

COUNTY OF INDIAN RIVER


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On this 9 day of August, 2023, by means of ☒ physical presence, or ☐ online notarization, ALAN MANNA who ☐ is personally known to me or ☒ has produced Florida Driver's License as identification, to be the person whose name is subscribed to the foregoing instrument, acknowledged before me, the undersigned Notary Public, that he signed the foregoing instrument in his authorized capacity for the purposes stated therein

[Notary Seal]



GABRIELA LEONOR
 Notary Public
 State of Florida
 Comm# HH397233
 Expires 8/31/2026


 Notary Public

STATE OF FLORIDA

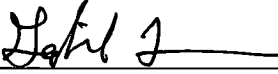
COUNTY OF INDIAN RIVER

On this 9 day of August, 2023, by means of ☒ physical presence, or ☐ online notarization, ELIZABETH ROSA MANNA, who ☐ is personally known to me or ☒ has produced Florida Drivers license as identification, to be the person whose name is subscribed to the foregoing instrument, acknowledged before me the undersigned Notary Public, that she signed the foregoing instrument in her authorized capacity for the purposes stated therein

[Notary Seal]



GABRIELA LEONOR
 Notary Public
 State of Florida
 Comm# HH307233
 Expires 8/31/2026


 Notary Public