

Prepared by and return to:

Michele S. Scully

Barry G. Segal, P.A.
3096 Cardinal Drive Suite 2C
Vero Beach, FL 32963
772-567-5552
File Number: 22-781

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Special Warranty Deed

This Special Warranty Deed made this 11th day of August, 2023 between **Indian River Motorhaus 2.0, LLC**, a Florida limited liability company whose post office address is 1717 Indian River Boulevard, Suite 201, Vero Beach, FL 32960, grantor, and **Michael Gansfuss and Joan Gansfuss, husband and wife** whose post office address is 5575 Las Brisas Drive, Vero Beach, FL 32967, 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 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:

Unit No. A12 of Indian River Motor Haus 2.0, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 3530, Page 848 and as amended in Official Records Book 3624, Page 1013, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.

Parcel Identification Number: 32-39-26-00024-0001-00012.0

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 claiming by, through or under grantors.

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:

Indian River Motorhaus 2.0, LLC, a Florida limited liability company

By: Victor A. Lombardi
Victor A. Lombardi, Managing Member

May Lee
Witness Name: May Lee

[Signature]
Witness Name: [Signature]

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of August, 2023 by Victor A. Lombardi, Managing Member of Indian River Motorhaus 2.0, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Barry Glen Segal
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG969923
Expires 6/10/2024

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____