

Prepared by and return to:

This instrument prepared by: Taylor O'Brien  
Atlantic Coastal Land Title Company LLC  
855 21st Street, Suite C  
Vero Beach, FL 32960  
(772) 569-4364  
File No.: 2023-6888

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

## WARRANTY DEED

**This Warranty Deed** Made this **15th day of August, 2023** by **Larissa M. Neuroth and David Neuroth, her husband**, hereinafter called the grantor, whose post office address is: **1640 20th Court SW, Vero Beach, FL 32962**

to: **Brent Fadden and Terra Fadden, Husband and Wife**, whose post office address is: **1640 20th Court SW, Vero Beach, FL 32962**, hereinafter called the grantee,

**WITNESSETH:** That said grantor, for and in consideration of the sum of Ten (\$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 situated in **Indian River County, Florida**, viz:

**Lot 6, Block G, Oslo Park, Unit #5, according to plat thereof as recorded in Plat Book 4, Page 26, of the Public Records of Indian River County, Florida.**

**Parcel Identification Number: 33392600007000700006.0**

**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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2022, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

**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:

James E. Huntington  
Witness  
Regina A. Brown  
Witness

Larissa M. Neuroth  
Larissa M. Neuroth

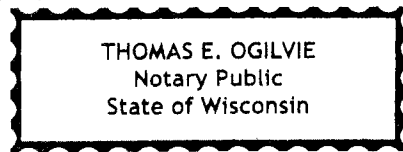
James E. Huntington  
Witness  
Regina A. Brown  
Witness

David Neuroth  
David Neuroth

State of Wisconsin  
County of Kenosha

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of August, 2023 by Larissa M. Neuroth and David Neuroth who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Thomas E. Ogilvie  
Notary Public  
Print Name: Thomas E. Ogilvie  
My Commission Expires: 07/16/2027