

**THIS INSTRUMENT PREPARED BY AND
RECORD AND RETURN TO:**

Sandra G. Rennick, Attorney at Law
Gould Cooksey Fennell, PLLC
979 Beachland Boulevard
Vero Beach, FL 32963
772-231-1100

Recording: \$35.50
Doc Stamps: \$.70
Total: \$36.20

Parcel ID No.: 32401900002000000026.0

THIS WARRANTY DEED HAS BEEN PREPARED BY THE ABOVE NOTED PARTY WITHOUT BENEFIT OF ABSTRACT OR TITLE EXAMINATION. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OF LIENS, CLAIMS, OR ENCUMBRANCES OF ANY NATURE OF RECORD, OR WHICH MAY EXIST AGAINST THE PROPERTY.

WARRANTY DEED

THIS WARRANTY DEED Made the 8th day of September 2023 by **Lizabeth Lowell Kourakis, a married woman**, whose address is 4635 Pebble Bay South, Vero Beach, FL 32963, joined by **Christopher J. Kourakis, her husband**, whose address is 1577 Tanglewood Drive, San Luis Obispo, CA 93401, hereinafter called the ("GRANTOR"), to **Lizabeth Lowell Kourakis, Trustee of the Lizabeth Kourakis Qualified Personal Residence Trust dated 8th day of September 2023**, whose address is 4635 Pebble Bay South, Vero Beach, FL, 32963 hereinafter called 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: That the GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) 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, Florida, viz:

**LOT 26, PEBBLE BAY ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF,
AS RECORDED IN PLAT BOOK 8, PAGES 17 AND 17A, OF THE PUBLIC RECORDS
OF INDIAN RIVER COUNTY, FLORIDA.**

AND

A PARCEL DESCRIBED AS:

**FROM THE NORTHWEST CORNER OF LOT 26, PEBBLE BAY ESTATES,
ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8,
PAGES 17 AND 17A, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA,
RUN WESTERLY ALONG THE REAR LINE OF LOT 27 OF THE SAID PEBBLE BAY
ESTATES, A DISTANCE OF 24.17 FEET; THENCE RUN SOUTHEASTERLY TO A
POINT ON THE FRONT OR SOUTHERLY LINE OF SAID LOT 27, WHICH
MEASURES 29.17 FEET WESTERLY ALONG THE FRONT LINE OF SAID LOT 27
FROM THE SOUTHWEST CORNER OF LOT 26 OF PEBBLE BAY ESTATES
SUBDIVISION; THENCE RUN EASTERLY ALONG THE FRONT OR SOUTH LINE OF
SAID LOT 27, A DISTANCE OF 29.17 FEET TO THE SOUTHWEST CORNER OF LOT
26, PEBBLE BAY ESTATES SUBDIVISION; THENCE RUN NORTH 07 DEGREES 23
MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF LOT 26, A DISTANCE
OF 151.32 FEET TO THE POINT OF BEGINNING.**

SUBJECT to easements, restrictions, reservations, and rights-of-way of record, if any, but this provision shall not operate to reimpose the same.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

GRANTEE is specifically conferred the power and authority (1) either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property herein described, and (2) all of the powers and authority which could be granted or conferred under the authorization and powers permitted to be conferred and granted pursuant to Chapter 689.073, Florida Statutes.

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 December 31, 2022.

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

Signed, sealed, and delivered in our presence:

Angela D. Smith

Witness: Angela D. Smith

Lizabeth Lowell Kourakis

Lizabeth Lowell Kourakis

Lauren M. Talaga

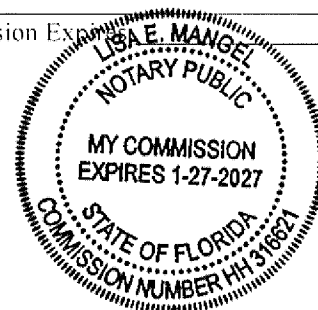
Witness: Lauren M. Talaga

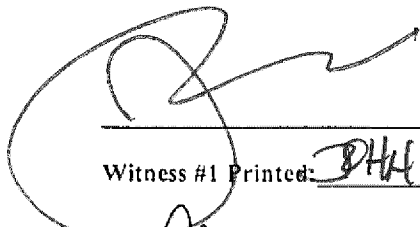
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

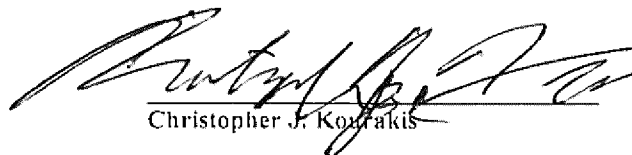
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of September 2023, by Lizabeth Lowell Kourakis, who is personally known to me or who has produced FLORIDA DRIVER'S LICENSE as identification.

[Notary Seal]

Lisa E. Mangel
Notary Public
Printed: _____
My Commission Expires _____




Witness #1 Printed: DAVE O'NEAL
Carrie O'Neal


Christopher J. Kourakis

Witness #2 Printed: CARRIE O'NEAL

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of September 2023, by Christopher J. Kourakis, who is personally known to me or who has produced _____ as identification.

[Notary Seal]

**See Attached Form for
Notary Certificate**

Notary Public

Printed: _____

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

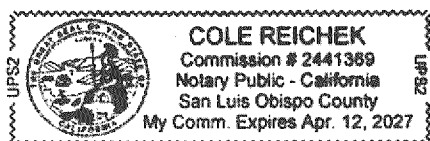
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Luis Obispo

On 9/15/2023 before me, Cole Reichek, Notary Public,
Date Here Insert Name of Officer

Personally appeared Christopher J. Kourakis
Name(s) of Signer(s)



Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 9/15/2023 Number of Pages: 3 (including Page)

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT TO SIGNATURE



Signer's name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT TO SIGNATURE

