

Prepared by and return to:

This instrument prepared by: Kathryn Agler
Fairwater Title Company, LLC
466 SW Port St. Lucie Blvd
Suite 108
Port Saint Lucie, FL 34953
(772) 877-3636
File No.: 2023-3790

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

an unmarried man

This Warranty Deed Made this 22nd day of September, 2023 by Travis McNamee hereinafter called the grantor, whose post office address is: 2838 Underwood Rd NE, Dalton, GA 30721

to: Christopher Madsen and Natalie Lane Madsen, Husband and Wife whose post office address is: 3475 1st St, Vero Beach, FL 32968 hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$325,000.00, 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 situated in Indian River County, Florida, viz:

Lot 28, Block D, Vero Beach Homesites Unit No 1, a subdivision according to the plat thereof as recorded in Plat Book 3, Page 33, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 33-39-15-00009-0004-00028/0
NOT

This property is the homestead of the Grantor (s).

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:

[Signature]
Witness

[Signature]
Travis McNamee

Natalie K Bassham
Witness

State of ~~Florida~~ ^{GA} Georgia
County of ~~St. Lucie~~ ^{NB} Catoosa

The foregoing instrument was acknowledged before me by means of physical presence of online notarization, this 22nd day of September, 2023 by Travis McNamee who is personally known or has produced a driver's license as identification.

[Seal]

Natalie K Bassham
NOTARY PUBLIC
Catoosa County
State of Georgia
My Comm. Expires February 27, 2027

Natalie K Bassham
Notary Public
Print Name: Natalie K Bassham
My Commission Expires: 2-27-27