

Prepared by and return to:

Supreme Title Solutions, LLC
1410 19th Place
Vero Beach, FL 32960
File No 23-07-2473

Parcel Identification No 32-39-17-00004-0000-00051/0

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 2nd day of October, 2023 between Charles T. Eisenstein and Laura Eisenstein, husband and wife, whose post office address is **1712 Cofield Drive, West Columbia, SC 29169**, of the County of Lexington, State of South Carolina, Grantors, to **5945 Sequoia LLC, a Florida Limited Liability Company**, whose post office address is **5945 Sequoia Circle, Vero Beach, FL 32967**, of the County of Indian River, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

Lot 51, Huntington Place, according to the map or plat thereof, as recorded in Plat Book 22, Page(s) 44 through 54, inclusive, of the Public Records of Indian River County, Florida.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]

Witness 1 (SIGN)

[Signature]

Witness 1 (PRINT)

Sherrin Reynolds

Notary / Witness 2 (SIGN)

Sherrin Reynolds

Notary / Witness 2 (PRINT)

Charles T. Eisenstein

Charles T. Eisenstein

Laura Eisenstein

Laura Eisenstein

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 27th day of October, 2023, by Charles T Eisenstein and Laura Eisenstein.

Sherrin Reynolds

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification:

Type of Identification

Produced: Driver License

