

Prepared by and return to:
Supreme Title Solutions, LLC
2905 Ocean Drive
Vero Beach, FL 32963
File No 23-11-2977

Parcel Identification No 33-40-27-00001-0000-00001/0

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WARRANTY DEED

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

This indenture made the 27th day of November, 2023 between R D Gustine, LLC, a Michigan Limited Liability Company, whose post office address is 401 Alta Dale Avenue Southeast, Ada, MI 49301, of the County of Kent, State of Michigan, Grantor, to Elycia H. Morris and James T. Morris, wife and husband, whose post office address is 3 Sailfish Road, Vero Beach, FL 32960, of the County of Indian River, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Indian River County, Florida, to-wit:

Lot 1, The Moorings Unit One, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 6, 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 2024 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 Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Patricia Levenna
Witness 1 (SIGN)

Patricia Levenna
Witness 1 (PRINT)

Kasey A. McBride
Notary / Witness 2 (SIGN)

Kasey A. McBride
Notary / Witness 2 (PRINT)

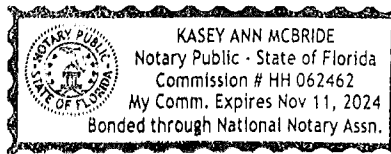
R D Gustine, LLC, a Michigan Limited Liability Company

By: *Jane Ellen Ashby*
Jane Ellen Ashby, Manager

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21 day of November, 2023 by Jane Ellen Ashby, Manager of R D Gustine, LLC, a MI Limited Liability Company, on behalf of the Limited Liability Company.

Kasey A. McBride
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known: _____
OR Produced Identification:

Type of Identification Produced: MID