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Prepared By:

After Recording Return To:

Tax Parcel ID Number:

This space for Recorder's use only

FLORIDA WARRANTY DEED

STATE OF FLORIDA

_____ COUNTY

THIS WARRANTY DEED, executed this 1ST day of December, 20 23,
between first party, as Grantor, Kathleen M. Kelley,
whose mailing address is

1646 31ST Ave, Vero Beach, FL. 32960

and second party, as Grantee, Deluxe Events LLC DBA Deluxe Holdings
1656 31ST Ave, Vero Beach, FL. 32960 whose mailing address is

WITNESSETH, that Grantor, and in consideration of (\$ 10⁰⁰/Ten Dollars), and
other good and valuable consideration paid by the Grantee, the receipt of which is
hereby acknowledged, does hereby grant, bargain, and sell unto the Grantee, all the
rights, title, interest, and claim in or to the following described parcel of land, and
improvements and appurtenances thereto, in Indian River County,
Florida, to-wit:

**A complete legal description of the real property being conveyed by this
instrument is attached hereto on page 4 as EXHIBIT A.**



SUBJECT TO: easements, restrictions, reservations, and other agreements and matters of record, if any.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year 2023 and thereafter.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this instrument as of the day and year written hereunder.

Kathleen M. Kelley, E
Grantor's Signature

Spouse's Signature (if married)

Grantor's Name

Spouse's Name

KATHLEEN M. KELLEY, NY
Address

164
Address

1646 31ST AVE
City, State, and Zip

VERO BEACH, FL 32960
City, State, and Zip

[Signature]
Witness's Signature

Brandon Young
Witness's Signature

WONNE L. WASHBAUGH
Witness's Name

Brandon Young
Witness's Name

2000 16th AVE

2000 16th Ave

VERO BEACH, FL 32960
Witness's Address

VERO BEACH, FL 32960
Witness's Address



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 Dec, 2023, by Kathleen Mary Kelley who is personally known to me or who has produced FL/DL as identification.

Yvonne L. Washabaugh
Notary Public

(SEAL)

My Commission Expires: _____

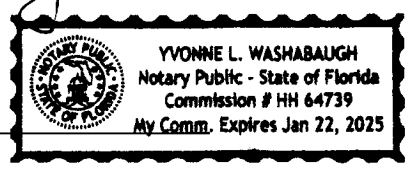


EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Parcel ID Number 33-39-03-00016-0070-0040

Lot 4, Block 7 Belmont Park a subdivision according to the plat there of recorded in Plat Book 4, Page 15 of the Public Records of Indian River County, FL.