

Prepared by:  
Heather Kersting  
United Title Affiliates, Inc.  
429 Apollo Beach Boulevard  
Apollo Beach, Florida 33572

File Number: 8230077

### General Warranty Deed

Made this 8th day of December, 2023 A.D. By **William Stephens Jr. and Cynthia Stephens**, husband and wife, whose post office address is: 2045 17th St., Vero Beach, Florida 32960, hereinafter called the grantor, to **Bumblebee Capital, LLC**, whose post office address is: 515 Bellemont Court, Duluth, Georgia 30097, hereinafter called the grantee:

(Whenever used herein the term "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:

The East 80 feet of Lot 26, "Little Acre Farms", a subdivision according to the plat thereof recorded in Plat Book 2, Page 27, of the Public Records of St. Lucie County, Florida, said land now lying and being in Indian River County, Florida.

Parcel ID Number: **33-39-02-00011-0000-00026/1**

**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 December 31, 2023.

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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:

  
 Witness Signature  
 Witness Printed Name Douglas D. Vaneck

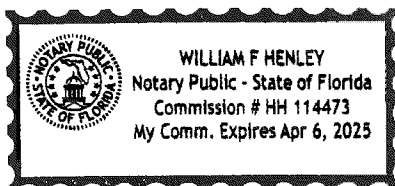
  
 William Stephens Jr.  
 Address: 2045 17th St., Vero Beach, Florida 32960

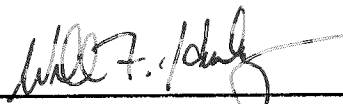
  
 Witness Signature  
 Witness Printed Name William F. Henley

  
 Cynthia Stephens  
 Address: 2045 17th St. Vero Beach FL. 32960

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 December, 2023, by William Stephens Jr. and Cynthia Stephens, who is/are personally known to me or who has produced Drivers Licenses as identification.



  
 Notary Public  
 Printed Name: William F. Henley

My Commission  
 Expires: 04/06/2025