

Prepared by:
Ryan Grazi
Grazi & Gianino, LLP
217 SE Ocean Boulevard
Stuart, Florida 34994

File Number: GG-96-23

General Warranty Deed

Made this November 20 2023 A.D. By Advanta IRA Services, LLC, FBO Anna Knapinska IRA [REDACTED] 13191 Starkey Road, Suite 2, Largo, Florida 33773, hereinafter called the grantor, to Sharon Jean Carboy, an unmarried woman, whose post office address is: 2155 87th Avenue, Vero Beach, Florida 32966, 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:

Lot 13 Block 4, ORANGE HEIGHTS UNIT NO. 3, according to the Plat thereof, as recorded in Plat Book 7, Page 88, Public Records of Indian River County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 31390600019004000013.1

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.

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:

Brett Landon
Witness Printed Name Brett Landon

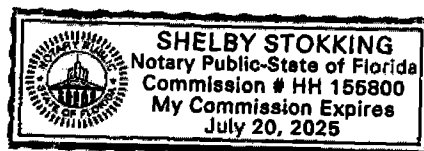
Jorge Diaz II
Witness Printed Name Jorge Diaz II

State of Florida Pineellas
County of

Advanta IRA Services, LLC, FBO Anna Knapinska IRA

By [Signature] (Seal)
Address: 13191 Starkey Road, Suite 2, Largo, Florida 33773

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of November, 2023, by Jason Smith as A.A.S. of Advanta IRA Services, LLC, FBO Anna Knapinska IRA #8006905, X who is personally known to me or who has produced as identification.



Shelby Stokking
Notary Public
Print Name: shelby stokking
My Commission Expires: 7/20/25

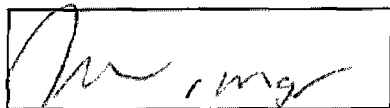
LLC Resolution of Advanta IRA Services, LLC fka Entrust of Tampa Bay, LLC

RESOLUTION AUTHORIZING CERTAIN INDIVIDUALS TO EXECUTE DOCUMENTS AND BIND ADVANTA IRA SERVICES, LLC.

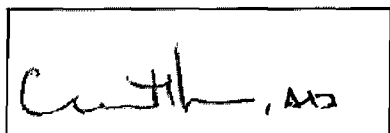
WHEREAS, ADVANTA IRA SERVICES, LLC currently has one (1) Manager, Jack M. Callahan.

WHEREAS, the Members and Managers of ADVANTA IRA SERVICES, LLC unanimously wish to authorize certain individuals to execute any and all documents on behalf of the LLC for the benefit of the LLC's IRA client accounts, including but not limited to documents related to the purchase, sale, and transfer of real estate, mortgages, notes, LLC's, and other private placements.

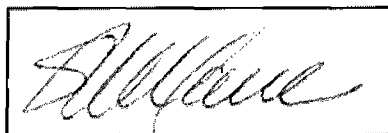
NOW, THEREFORE, BE IT RESOLVED, that any one of the following persons are authorized to execute documents and transfer, buy, and sell assets, including but not limited to real estate on behalf of and for the benefit of the clients of ADVANTA IRA SERVICES, LLC:



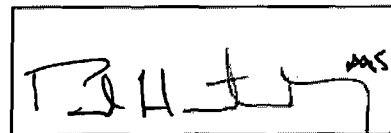
Jack M. Callahan, Manager



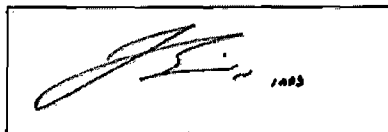
Robert A. Koerner
Authorized Signatory



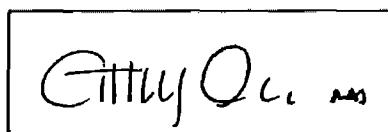
Scott R. Maurer
Authorized Signatory



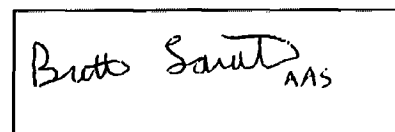
Paul Hutchings
Authorized Signatory



James Jason Smith
Authorized Signatory



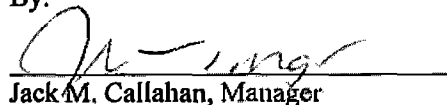
Courtney Maxa
Authorized Signatory



Brett Lawton
Authorized Signatory

Adopted this 25 day of May, 2023

By:



Jack M. Callahan, Manager

STATE OF FLORIDA / COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of May, 2023 by JACK M. CALLAHAN, Manager of ADVANTA IRA SERVICES, LLC, on behalf of the company, who is personally known to me or has produced _____ as identification.


NOTARY PUBLIC

