

Prepared by and return to:

This instrument prepared by: **Jason Beal**
Atlantic Coastal Land Title Company LLC
855 21st Street, Suite C
Vero Beach, FL 32960
(772) 569-4364
File No.: 2023-6982

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

This Warranty Deed Made this 3rd day of January, 2024 by **Arthur R. Wenderoth, Trustee of the Arthur R. Wenderoth and Valeria Wenderoth Revocable Living Trust Dated May 12, 2014**, hereinafter called the grantor, whose post office address is: **3 E Ridgeway Drive, Weaverville, NC 28787**

to: **Joris Sluyter and Nienke Vernhout, husband and wife**, whose post office address is: 2415 Cloverfield Blvd. B, Santa Monica, CA, 90405 , hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, 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 situated in **Indian River County, Florida**, viz:

Unit 2-D, Turtle Cove Condominium, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 605, Page 1923, and all amendments thereto, of the Public Records of Indian River County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel Identification Number: 33400800006002000004.0

This property is NOT the homestead of the Grantor (s).

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 12/31/2023, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)


IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

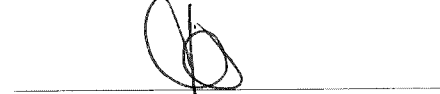
Signed, Sealed and Delivered in Our Presence:

Arthur R. Wenderoth and Valeria Wenderoth
Revocable Living Trust Dated May 12, 2014



Witness
Printed Name: Jason A. Beal
P.O. Address: 855 21st St. Suite C
Vero Beach FL 32960

By: 
Arthur R. Wenderoth, Trustee

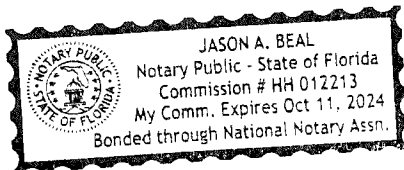


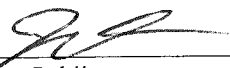
Witness
Printed Name: Taylor O'Brien
P.O. Address: 855 21st St C
Vero Beach, FL 32960

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of January, 2024 by Arthur R. Wenderoth, Trustee of the Arthur R. Wenderoth and Valeria Wenderoth Revocable Living Trust Dated May 12, 2014 who is personally known or has produced a driver's license as identification.

[Seal]




Notary Public
Print Name: _____
My Commission Expires: _____