

Prepared by and Return To:

Stacy King
Majesty Title Services, a division of LandCastle Title
Group, LLC
705 17th Street
Vero Beach, FL 32960

Order No.: VB082401021

APN/Parcel ID(s): 33392600007000700006.0

WARRANTY DEED

THIS WARRANTY DEED dated February 9, 2024, by Brent Fadden and Terra Fadden, husband and wife, hereinafter called the grantor, to Mathew Priemer Hans, a single man, whose post office address is 313 Hiawatha Way, Melbourne Beach, FL 32951, hereinafter called the grantee:

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Indian River, State of Florida, to wit:

Lot 6, Block G, Oslo Park Unit No. 5, according to the map or plat thereof, as recorded in Plat Book 4, Page 26, of the Public Records of Indian River County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Stacy King
Witness Signature
Stacy King

Print Name

Address: 705 17th St.,
Vero Beach, FL 32960

Brent Fadden
Brent Fadden

Terra Fadden
Terra Fadden

Address: 6970 49th St
Vero Beach, FL 32967

Jo Ann Webster
Witness Signature

Print Name

Address: 705 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 9 day of February, 2024, by Brent Fadden and Terra Fadden, to me known to be the person(s) described in or who has/have produced _____ as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Stacy King
NOTARY PUBLIC
My Commission Expires:

