

Prepared by and return to:

Toni Gatlin-Daddis
Premier Title Partners of Florida, LLC
3885 20th Street, Suite 202, Vero Beach, FL 32960
(772) 206-4601
File No PREMVM24-458WFG

Parcel Identification No 33390700004000000039.0

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 15th day of March, 2024 between Gary L. Smith, Jr., whose post office address is: 105 Brook Dr., Burlington, VT 05408, James F. Smith, whose post office address is: 30 Butler Dr., South Burlington, VT 05403, Jeffrey C. Smith, whose post office address is: 1229 Granada Ct., Lady Lake, FL 32159 and Eric D. Smith whose post office address is: 286 Richmond Dr., Shelburne, VT 05482, Grantors, to Bryan L. Olson and Nicole P. Olson, husband and wife, whose post office address is 7227 East Village Square, Vero Beach, FL 32966, of the County of Indian River, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

LOT(S) 39, POINTE WEST EAST VILLAGE, PHASE 1 SOUTH PD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 90 THROUGH 95, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Marie Naylor
WITNESS
Marie Naylor
Printed Name of First Witness
Address:
3 Merrill Ln #104
Milton, VT 05468

Gary L. Smith, Jr.
Gary L. Smith, Jr.

Michael Bissonnette
WITNESS
Michael Bissonnette
Printed Name of Second Witness
Address:
234 Edgewood Dri, Colchester, Vt 05446

STATE OF Vermont
COUNTY OF Chittenden

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 14th day of March, 2024, by Gary L. Smith, Jr.

Michael Bissonnette
Signature of Notary Public Michael Bissonnette
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: XXXX
Type of Identification
Produced: Drivers License

Michael Bissonnette
Notary Public,
State of Vermont
My Commission Expires January 31, 2025
My Commission No. 157.0006161

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Marilyn Esposito
WITNESS
Marilyn Esposito
Printed Name of First Witness
Address:
46 Weston Rd.
Plainfield, CT 06374

James F. Smith
James F. Smith

Michael Bissonette
WITNESS
Michael Bissonette
Printed Name of Second Witness
Address:
234 Edgewood Dri, Colchester, Vt 05446

STATE OF Vermont
COUNTY OF Chittenden

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 15th day of March, 2024, by James F. Smith.

Michael Bissonette
Signature of Notary Public **Michael Bissonette**
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: XXXXXX

Type of Identification
Produced: Drivers License ^{MB} PASSPORT CARD

Michael Bissonette
Notary Public,
State of Vermont
My Commission Expires January 31, 2025
My Commission No. 157.0006161

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Georgetta Lee
WITNESS

Joquezia Lee
Printed Name of First Witness

Address:
114 Kildee Ln
Springfield, GA


Jeffrey C. Smith
Jeffrey C. Smith

Sam Jacobs
WITNESS

Sam Jacobs
Printed Name of Second Witness

Address:
262 Winchester
HINESVILLE, GA

STATE OF GA
COUNTY OF Chatham

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12 day of March, 2024, by ~~Gary L. Smith~~ Jeffrey C. Smith 

Lynda Mull
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification:

Type of Identification
Produced: Driver's license

KYSHAWNA MORELL
NOTARY PUBLIC
Effingham County
State of Georgia
My Comm. Expires 07/26/2026

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Marie Naylor
WITNESS

Marie Naylor
Printed Name of First Witness

Address:
3 Merrill Ln #104
Milton, VT 05468

E. D. Smith

Eric D. Smith

Michael Bissonette
WITNESS

Michael Bissonette
Printed Name of Second Witness

Address:
234 Edgewood Dr., Colchester, Vt 05446

STATE OF **Vermont**
COUNTY OF **Chittenden**

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 14th day of March, 2024, by Eric D. Smith.

Michael Bissonette
Signature of Notary Public

Print, Type/Stamp Name of Notary **Michael Bissonette**

Personally Known: _____ OR Produced Identification: xxxxxx

Type of Identification

Produced: Drivers License

Michael Bissonette
Notary Public,
State of Vermont
My Commission Expires January 31, 2025
My Commission No. 157.0006161