



Prepared by
Kristen Stewart, an employee of
First American Title Insurance Company
13901 Carrollwood Village Run
Tampa, Florida 33618
(813)440-5770

Return to: Grantee

File No.: 12656-2795922

WARRANTY DEED

THIS INDENTURE, executed on **March 21, 2024**, between

F&C Manager, LLC, a Wyoming Limited Liability Company, as Trustee of the 1001 Carnation Trust, dated July 27, 2023, a Florida Land Trust

whose mailing address is: 1718 Capitol Avenue, Cheyenne, WY 82001,
hereinafter called the "grantor", and

John Hundley, a single man

whose mailing address is: 1001 Carnation Dr, Sebastian, FL 32958,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Indian River** County, **FL**, to-wit:

Lots 18 and 19, Block 180, SEBASTIAN HIGHLANDS UNIT 8, a Subdivision, according to the plat thereof as recorded in Plat Book 6, Page 9, of the Public Records of Indian River County, Florida.

Parcel Identification Number: **31-38-13-00002-1800-00018/0**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2023.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

F&C Manager, LLC, a Wyoming Limited Liability Company, as Trustee of the 1001 Carnation Trust dated July 27, 2023, a Florida Land Trust

By: Andres Vasquez
Name: Andres Vasquez
Title: Manager

Signed, sealed and delivered in our presence:

Alan Young
Witness Signature

Alan Young
Print Name

Print Post Office Address:
1 First American Way Santa Ana, CA 92707

Dawn Hemphill
Witness Signature

Dawn Hemphill
Print Name

Print Post Office Address:
1 First American Way Santa Ana, CA 92707

State of Washington

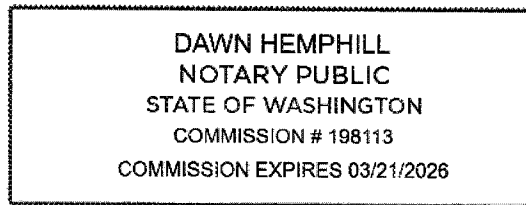
County of Thurston

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on 03/21/2024, by **Andres Vasquez, as Manager, on behalf of F&C Manager, LLC, a Wyoming Limited Liability Company, as Trustee of the 1001 Carnation Trust dated July 27, 2023, a Florida Land Trust**, existing under the laws of the State of .

Dawn Hemphill
Notary Public

Dawn Hemphill
(Printed Name)

My Commission expires: 03/21/2026



{Notarial Seal}

Personally Known OR Produced Identification
Type of Identification Produced a valid driver's license

Notarized remotely online using communication technology via Proof.