

3120230061472 RECORDED IN THE RECORDS OF RYAN L. BUTLER, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL
BK: 3667 PG: 281, 12/13/2023 1:23 PM D DOCTAX PD \$1,260.00

Prepared by:
Heather Kersting
United Title Affiliates, Inc.
429 Apollo Beach Boulevard
Apollo Beach, Florida 33572

File Number: 8230077

Unique Code : BAA-BAA-BCAGB-DBCACDAAGBEHC-DCEEHG-I Page 1 of 2

General Warranty Deed

Made this 9th day of December, 2023 A.D. By **William Stephens Jr. and Cynthia Stephens**, husband and wife, whose post office address is: 2045 17th St., Vero Beach, Florida 32960, hereinafter called the grantor, to **Bumblebee Capital, LLC**, whose post office address is: 515 Bellemont Court, Duluth, Georgia 30097, 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:

The East 80 feet of Lot 26, "Little Acre Farms", a subdivision according to the plat thereof recorded in Plat Book 2, Page 27, of the Public Records of St. Lucie County, Florida, said land now lying and being in Indian River County, Florida.

Parcel ID Number: 33-39-02-00011-0000-00026/1

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.

DEED Individual Warranty Deed With Non-Homestead-Legal on Face

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF AN OFFICIAL RECORD OR DOCUMENT AUTHORIZED BY LAW TO BE RECORDED OR FILED AND ACTUALLY RECORDED OR FILED IN THE OFFICE OF THE INDIAN RIVER COUNTY CLERK OF THE CIRCUIT COURT & COMPTROLLER. THIS DOCUMENT MAY HAVE REDACTIONS AS REQUIRED BY LAW.

VISIT WWW.CLERK.INDIAN-RIVER.ORG TO VALIDATE THIS DOCUMENT



THE HONORABLE RYAN L. BUTLER,
4/23/2024 1:51:48 PM
INDIAN RIVER CLERK OF THE COURTS & COMPTROLLER


BK: 3667 PG: 282

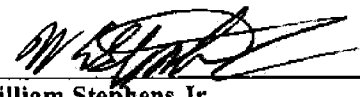
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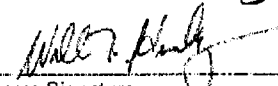
File Number: 8230077

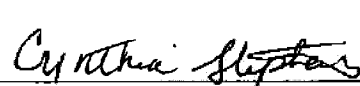
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Signature
Witness Printed Name Douglas D. Varnell

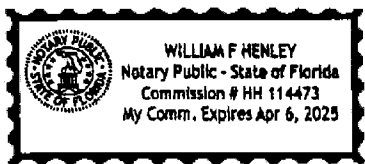

William Stephens Jr.
Address: 2045 17th St., Vero Beach, Florida 32960

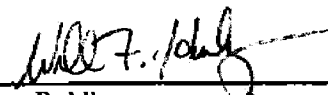

Witness Signature
Witness Printed Name William C. Henley


Cynthia Stephens
Address: 2045 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 8th day of December, 2023, by William Stephens Jr. and Cynthia Stephens, who is/are personally known to me or who has produced Drivers Licenses as identification.




Notary Public
Printed Name: William F. Henley

My Commission
Expires: 04/06/2025

Prepared by:
Ileana Valdes
HomePartners Title Services LLC
1535 Three Village Road
Weston, FL 33326

Return to:
HomePartners Title Services LLC
1535 Three Village Road
Weston, FL 33326

File Number: 180-29769

~~XXXXXXXX~~ ERROR AFFIDAVIT

State of GEORGIA
County of MULTON

Before me, the undersigned authority, personally appeared Bee Chu Tan as principal Member of Bumblebee Capital LLC, a Georgia Limited Liability Company who after being duly sworn deposes and say as follows:

1. This Affidavit is being recorded to confirm the State of Formation for the Entity Bumblebee Capital LLC, a Georgia Limited Liability Company as it was omitted on the Warranty Deed recorded December 13th, 2023 in Official Records Book 3667, Page 281 of the Public Records of Indian County, Florida.
2. This affidavit is being prepared in connection with the following property:

The East 80 feet of Lot 26, LITTLE ACRE FARMS, according to the Plat thereof as recorded in Plat Book 2, Page 27, of the Public Records of St. Lucie County, Florida; said land now lying and being in Indian River County, Florida.

Further Affiant sayeth naught.

This 9th day of APRIL, 2024

Bumblebee Capital LLC, a Georgia Limited Liability Company

By: [Signature]
Print Name: Bee Chu Tan as MBR of

Bumblebee Capital LLC

The foregoing instrument was acknowledged before me this 9th day of APRIL 2024 by Bee Chu Tan, as MBR of Bumblebee Capital, LLC, a Georgia Limited Liability Company who ☐ is personally known to me or ☒ who produced Drivers License as identification.

(SEAL)

[Signature]
Notary Public – Signature

AMEZE AGBORO
Notary Public – Print Name

