

Rec. Fee \$ 27.00	2 of 3
Doc. Stps. \$1,225.00	PT-6488

Prepared by & return to:
Kimberly A. Muir
Paradise Title, LLC
1208 U.S. Highway #1
Sebastian, Florida 32958
Incident to the issuance of title insurance.
Tax ID # **31-38-14-00005-0050-00006/0**

THIS WARRANTY DEED made this 23rd day of May, 2024 by

Marquis & Hart, LLC, a Florida limited liability company a/k/a Marquis and Hart LLC

whose address is: **1319 Barber Street, Sebastian, Florida 32958**
hereinafter called the grantor, to

Robert J. Botto and Heather Botto, husband and wife

whose address is: **1176 Breezy Way, Unit 5F, Sebastian, Florida 32958**
hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of \$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, State of Florida, viz:**

See Attached Exhibit "A" for Legal Description

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, and hereby 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.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

**Marquis & Hart, LLC, a Florida
Limited Liability Company a/k/a
Marquis and Hart LLC**

by *Glorialea Murdock*
Glorialea Murdock, Manager

Kimberly A. Muir
1st Witness
Kimberly A. Muir
1st Witness printed signature
1208 US Hwy 1, Sebastian, FL 32958
Address of Witness #1

Marisa Shampine
2nd Witness
Marisa Shampine
2nd Witness printed signature
1208 US Hwy 1, Sebastian, FL 32958
Address of Witness #2

STATE OF FLORIDA

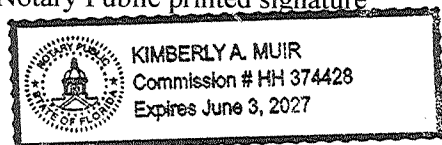
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me on this date by means of X physical presence or _____ online notarization, by **Glorialea Murdock, Manager of Marquis & Hart, LLC, a Florida limited liability company a/k/a Marquis and Hart LLC**, who produced FL driver's license as identification.

WITNESS my hand and official seal in the State and County last aforesaid this 23rd day of May, 2024.

Kimberly A. Muir

Notary Public printed signature



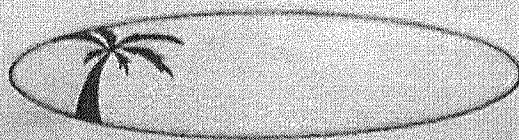
SEAL

[Signature]
Notary Public
My Commission Expires:

Page 2 of 2
Warranty Deed – Marquis & Hart, LLC / Botto

Exhibit “A”

Unit F, Building No. 5, of SEBASTIAN LAKES CONDOMINIUM, a Condominium, according to the amended and restated Declaration of Condominium recorded in Official Record Book 750, Page 4, Public Records of Indian River County, Florida, as amended; together with all of its appurtenances, including an undivided interest in the common elements and limited common elements appurtenant thereto, according to said Declaration of Condominium.



Sebastian Lakes Condominium Association, Inc.

50 Paradise Association Management

1209 US Highway 1

Sebastian, FL 32958

772-388-0172

Certificate of Approval

Sebastian Lakes Condominium Association, Inc., a Florida corporation not for profit, hereby certifies that it has been advised of the proposed sale by Marquis & Hart LLC to Robert J Botto and Heather Botto of the following described property in Indian River County, Florida:

SEBASTIAN LAKES CONDO PHASE I BLDG 5 UNIT f OR BK 750 PP 0004

1176 BREEZY WAY #5F, Sebastian Lakes Condominium Association, Inc. as recorded in the public records of Indian River County, Florida and pursuant to the Declaration of Sebastian Lakes Condominium Association, Inc., hereby APPROVES of the proposed transaction.

DATED THIS 13 DAY OF May, 2024

By: Lucinda R. Nicolson
Sebastian Lakes Board of Directors