

This instrument prepared by & return to: Taylor O'Brien
Atlantic Coastal Land Title Company LLC
855 21st Street, Suite C
Vero Beach, FL 32960
Tax ID No: 33390100067000000015.0
Our File: 2024-7042

General Warranty Deed

Made this 23rd day of May, 2024 by **Smythe & Cortlandt, Co., a Florida Corporation**, whose post office address is: **607 17th Street, Vero Beach, FL 32960**, hereinafter called the grantor, to: **Massey-Romans Capital, LLC, a Florida Limited Liability Company**, whose post office address is: **466 33rd Ave SW, Vero Beach, FL 32968**, 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 Five Hundred Fifty Thousand and 00/100 Dollars (\$550,000.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Indian River, Florida, viz:

Unit No. 15, of 601 Office Plaza Condo, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 833, Page 1513, of the Public Records of Indian River County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: **33390100067000000015.0**

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 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 Our Presence:

Witness
Printed Name: Jason A. Beal
P.O. Address: _____

855 21st Street, Suite C
Vero Beach FL 32960

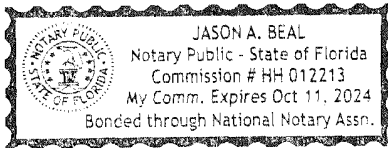
Witness
Printed Name: Taylor O'Brien
P.O. Address: _____

855 21st Street, Suite C
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 23rd day of May, 2024 by Anthony Tinghitella, President of Smythe & Cortlandt, Co., a Florida corporation who is personally known or has produced a driver's license as identification.

[Seal]



Smythe & Cortlandt, Co., a Florida corporation, a Florida Corporation

By: [Signature]
Anthony Tinghitella, President

[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____