

Prepared by and return to:

This instrument prepared by: **Jason Beal**
Atlantic Coastal Land Title Company LLC
855 21st Street, Suite C
Vero Beach, FL 32960
(772) 569-4364
File No.: **2024-7066**

Tax ID Number 33391200011004000003.0
Tax ID Number 33391200011004000001.0
Tax ID Number 33391200011004000009.0

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WARRANTY DEED

This Warranty Deed Made this **29th day of May, 2024** by **West Vero, LLC, a Florida Limited Liability Company**, hereinafter called the grantor, whose post office address is: **7300 4th Street, Vero Beach, FL 32968**

to: **Dyer Partners III, LLC, a Florida Limited Liability Company**, whose post office address is: **1000 U.S. HIGHWAY 1, Vero Beach, FL 32960**, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, 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 situated in **Indian River County, Florida**, viz:

PARCEL 1:

Lots 9 and 10, Block 4, Rosedale Gardens, according to the plat thereof as recorded in Plat Book 1, Page 10 of the Public Records of Indian River County, Florida.

PARCEL 2:

Lot 1, less the Easterly 5 feet; and Lot 2, less the Easterly 3 feet, in Block 4 Rosedale Gardens, according to the Plat thereof as recorded in Plat Book 1, Page 10 of the Public Records of Indian River County, Florida.

PARCEL 3:

North half of Lot 3, except the East 0.8 feet; and all of Lot 8, Block 4, Rosedale Gardens, according to the Plat thereof as recorded in Plat Book 1, Page 10 of the Public Records of Indian River County, Florida.

This property is not the homestead of the Grantor (s).

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 12/31/2023, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

West Vero, LLC, a Florida Limited Liability Company

By: [Signature]
Robert J. Lindsey, Sr., Manager

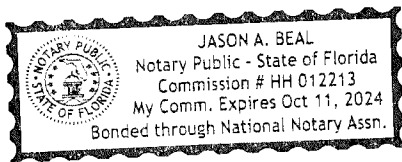
[Signature]
Witness
Printed Name: Jason A. Beal
P.O. Address: 855 21st Street, Suite C
Vero Beach FL 32960

[Signature]
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 29th day of May, 2024 by Robert J. Lindsey, Sr. is personally known or has produced a driver's license as identification.

[Seal]



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