

Prepared by and return to:

Toni Gatlin-Daddis
Premier Title Partners of Florida, LLC
3885 20th Street, Suite 202, Vero Beach, FL 32960
(772) 206-4601
File No PREMVM24-487W

Parcel Identification No 33393500007000000156.0

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 23rd day of April, 2024 between **Walter S. Popek and Dale D. Popek, husband and wife**, whose post office address is **704 East Fishers Creek Road, Galloway, NJ 08205**, of the County of Atlantic, State of New Jersey, Grantors, to **Mark Steven Krutzig and Gwendolyn Sue Krutzig, husband and wife**, whose post office address is **6403 Jason Avenue Northeast, Albertville, MN 55301**, of the County of Wright, State of Minnesota, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

Lot 156, Falcon Trace - Plat Five, according to the Plat thereof, recorded in Plat Book 21, Page(s) 52 through 57, of the Public Records of Indian River County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

Toni Gatlin-Daddis

Printed Name of First Witness

Address:

3885 20th St. Ste 202
VERO BEACH, FL 32960

WITNESS

Rupa Patel

Printed Name of Second Witness

Address:

1961 14th AVE NE
VERO BEACH, FL 32960

Walter S. Popek

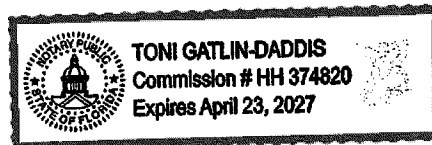
Dale D. Popek

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 23rd day of April, 2024, by Walter S. Popek and Dale D. Popek.

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ✓

Type of Identification

Produced: VALID DL



Falcon Trace Homeowners Association, Inc.

Owner: Walter S. Popek

Property: 2008 Grey Falcon Circle, SW Vero Beach Florida, 32962

Term: SALE

Certificate of Approval

This is to certify that the following purchaser(s):

Mark and Gwendolyn Krutzig

Has complied with the documents for the Falcon Trace Homeowners Association, Inc. and has herby obtained the approval for the Purchase by the Board of Directors of the Falcon Trace Homeowners Association, Inc.

Comments: SUBJECT TO ALL DUE AND PAYABLE ASSESSMENTS BEING PAID CURRENT.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS HEREUN SET HIS HAND AND SEAL THIS _____ DAY OF 19th April, 2024.

Signature of Board Member: [Signature]

Title: President

STATE OF FLORIDA

COUNTY of-

The foregoing instrument was acknowledge before me this 19 day of April, 2024 by Stephen (name), Bubba (title), Falcon Trace Homeowners Associations, Inc. on behalf of the corporation, who is (personally known to me) or (who has produced) Diversified as identification and who (did/did not) take an oath.

Signature of Notary: Trudy Dunn

SEAL:

Prepared by:

Keystone Property Management

