

Prepared By and Return To:

Golden Dog Title & Trust
1845 Town Center Blvd, Suite 200
Fleming Island, FL 32003

Order No.: RNFL24-0280

Property Appraiser's Parcel I.D. (folio) No.:
33-39-15-00001-0080-00018/0

**STATUTORY WARRANTY DEED
(§ 689.02, F.S.)**

THIS INDENTURE, made this 20th day of June, 2024 between **CARL A YATES, AN UNMARRIED MAN AND SAMANTHA B. YATES NKA SAMANTHA YATES KARAM, AN UNMARRIED WOMAN**, whose post office address is 1306 Ensenada Dr, Orlando, FL 32825 ("**Grantor**") and **MARITANO LLC A FLORIDA LIMITED LIABILITY COMPANY**, whose post office address is 2655 12th St, Vero Beach, FL 32960 ("**Grantee**").

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **INDIAN RIVER** County, Florida, to wit:

Commence at the Northeast corner of Tract 8, Section 15, Township 33 South, Range 39 East; Thence run North 89°55'18" West on the North line of said Tract 8 a distance of 25.00 feet to the West right of way line of Emerson Ave (the Northerly line of Tract 8 is assumed to bear North 89°55'18" West and all other bearings are relative thereto); Thence South 00°00'00" West 990.00 feet along said West right of way; Thence North 89°55'18" West 700.00 feet to the Southwest corner of Havens Lot, as described in Official Records Book 161, Page 405; Thence North 00°00'00" East 100.00 feet to the Point of Beginning; Thence continue North 00°00'00" East 75.00 feet; Thence North 89°55'18" West 75.00 feet; Thence North 00°00'00" East 148.85 feet to a point on the South line of the North 5 acres of the East 10 acres of the West 20 acres of Tract 8; Thence North 01°15'37" East 200.01 feet; Thence North 89°59'34" West 212.45 feet to a point on the West line of the North 5 acres of the East 10 acres of the West 20 acres of Tract 8; Thence South 00°04'12" East 199.71 feet along said West line to the Southwest corner of the North 5 acres of the East 10 acres of the West 20 acres of Tract 8; Thence continue South 00°04'12" East 612.02 feet to the monumented Northerly right of way line of 4th Street; Thence South 89°46'17" East 68.78 feet along said Northerly right of way line; Thence North 00°04'12" West 288.35 feet; Thence South 89°55'18" East 113.63 feet; Thence North 00°00'00" East 100.00 feet; Thence South 89°55'18" East 100.00 feet to the Point of Beginning. Subject to easement for right of way in common with other owners of land in the East 20.87 acres of said Tract 8 and of the South 5 acres of the East 10 acres of the West 20 acres of said Tract 8 over said strip. Subject to easement for drainage purposes in common with other owners of land in the East 30.87 acres of said Tract 8 over said strip described above. Together with easement for right of way in common with other owners of land in the East 20.87 acres of said Tract 8 and of the South 5 acres of the East 10 acres of the West 20 acres of said Tract 8, identical to those easements conveyed and/or reserved in Official Records Book 149, Page 185, and Official Records Book 35, Page 205, Indian River County, Florida, records.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

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

[SIGNATURES FOLLOW ON NEXT PAGE]

Signed, sealed and delivered in presence of:

[Handwritten Signature]

Witness Signature

Vladimir Gonzalez

Printed Name of First Witness

6441 NW 20th St

Sunrise FL 33313

Address of First Witness

[Handwritten Signature]

Witness Signature

BRENDA SILVER

Printed Name of Second Witness

5201 NE 3rd Ave

Oakland Park FL 33334

Address of Second Witness

[Handwritten Signature]

Carl A Yates

Grantor Address:

5201 NE 3rd Ave

Oakland Park

33334

STATE OF FLORIDA

COUNTY OF Broward

The foregoing instrument was executed and acknowledged before me by means of physical presence or online notarization, this 20 day of JUNE, 2024 by Carl A Yates, who is personally known to me or has produced DRIVERS LICENSE (type of identification) as identification.

[Handwritten Signature]

Notary Public

(SEAL)

Printed Name: Vladimir Gonzalez

Commission # HH479459

My Commission Expires: FEB 24, 2028



Vladimir Gonzalez
Comm.: HH 479459
Expires: Feb. 24, 2028
Notary Public - State of Florida

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature
JENNIFER E. CORREA
Printed Name of First Witness

[Signature]
Samantha Yates Karam

Grantor Address:

GOLDEN DOG TITLE & TRUST
9145 NARCOOSSEE RD STE 207
ORLANDO, FL 32827
Address of First Witness

1306 Ensenada Dr
Orlando, FL 32825

[Signature]
Witness Signature
Virgen M. Cartagena
Printed Name of Second Witness

GOLDEN DOG TITLE & TRUST
9145 NARCOOSSEE RD STE 207
ORLANDO, FL 32827
Address of Second Witness

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was executed and acknowledged before me by means of physical presence or online notarization, this 19th day of JUNE, 2021 by Samantha Yates Karam, who is personally known to me or has produced Dr ID (type of identification) as identification.

[Signature]
Notary Public

(SEAL)

Printed Name: _____

Commission # _____

My Commission Expires: _____

