

Prepared by and return to:

CLOSED LLC  
1212 East Broward Boulevard  
Suite 202  
Fort Lauderdale, FL 33301

File No 2024-12014-LLC

Parcel Identification No 33-39-03-00016-0070-00004.0

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**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture made the 15th day of July, 2024 between Deluxe Events LLC DBA Deluxe Holdings LLC, a Florida Limited Liability Company, whose post office address is 1656 31st Avenue, Vero Beach, FL 32960, of the County of Indian River, Florida, Grantor, to Empower Agency Grp LLC, a Florida Limited Liability Company, whose post office address is 7901 4th Street North, Ste 300, St. Petersburg, FL 33702, of the County of Pinellas, Florida, Grantee:**

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

Lot 4, Block 7, Belmont Park Unit 2 Replat, according to the Plat thereof, recorded in Plat Book 4, Page(s) 15, 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** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Deluxe Events LLC DBA Deluxe Holdings LLC, a Florida Limited Liability Company

By: Robert Paddock  
Robert Paddock, Manager

N2848 HIDDEN VALLEY LN, N2848 Hidden Valley Ln  
LAKE GENEVA WI, 53147 Lake Geneva WI 53147  
WITNESS 1 ADDRESS

5943 W Forest View Ct  
Franklin WI 53132  
WITNESS 2 ADDRESS 5943 W Forest View Ct  
Franklin WI 53132

James J. Leska  
WITNESS  
PRINT NAME: JAMES J. LESKA

Carlos Matos  
WITNESS  
PRINT NAME: Carlos Matos

STATE OF Wisconsin  
COUNTY OF Walworth

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization this 15th day of July, 2024 by Robert Paddock, Manager of Deluxe Events LLC DBA Deluxe Holdings, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Carlos Matos  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally known: \_\_\_\_\_  
OR Produced Identification: Florida DL ✓

Type of Identification Produced: Florida DL  
My Commission Expires: 11/3/2025

