

Prepared by and return to:

May Lee
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File Number: 24-398
Will Call No.: Box 92

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Warranty Deed

This Warranty Deed made this 21st day of August, 2024 between Shirley M. DeMontigny, a single woman whose post office address is 11 Bellawood Drive, Enfield, CT 06082, grantor, and Ayee Shashaty and Robert Shashaty, wife and husband whose post office address is 2250 3rd Place SW, Vero Beach, FL 32962, grantee:

(Whenever used herein the terms "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, trusts and trustees)

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 the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River County, Florida to-wit:

Unit 28, TOWNHOUSES AT TRILLIUM, according to the plat thereof as recorded in Plat Book 18, Page 62, Public Records of Indian River County, Florida.

Parcel Identification Number: 32-39-31-00004-0000-00028/0

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 December 31, 2023.

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:

Irene T. Murkowitz
Witness Name: Irene T. Murkowitz
Witness Address: 15 Stardust Drive, Enfield CT 06002

Shirley M. DeMontigny
Witness Name: Shirley M. DeMontigny

Heather Villanueva
Witness Name: Heather Villanueva
Witness Address: 6 Bellawood Dr, Enfield, CT 06082

State of Connecticut
County of Hartford

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of August, 2024 by Shirley M. DeMontigny, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Irene T. Murkowitz
Notary Public
Printed Name: Irene T. Murkowitz
My Commission Expires: 3/31/2029