

Prepared by
Belinda Santiso, an employee of
First American Title Insurance Company
3055 Cardinal Drive, Ste 105
Vero Beach, Florida 32963
(772)231-5560

Return to: Grantee

File No.: 15914-2805403

WARRANTY DEED

THIS INDENTURE, executed on **September 05, 2024**, between

Steven Douglas Metz and Erin OHaire Metz, husband and wife, Individually as Trustees of The Steven Douglas Metz and Erin OHaire Metz Joint Revocable Trust 2023, dated April 24, 2023

whose mailing address is: 5980 37th Street, Vero Beach, FL 32966,
hereinafter called the "grantor", and

Zachary Metz and Gianna Metz, husband and wife

whose mailing address is: 5916 37th St, Vero Beach, FL 32966,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Indian River County, FL**, to-wit:

A parcel of land located in Section 29, Township 32 South, Range 39 East, Indian River County, Florida; being more particularly described as follows:

Commencing at the Southwest corner of Tract 30, in the South 1/2 of Section 29, Township 32 South, Range 39 East, according to the last general plat thereof of THE LANDS OF THE INDIAN RIVER COUNTY FARMS COMPANY SUBDIVISION, as recorded in Plat book 2, Page 25, of the Public Records of Saint Lucie County, Florida, said land now lying and being in Indian River County, Florida, run Easterly along the Southerly line of said Tract 30, a distance of 80.00 feet to the POINT OF BEGINNING; thence run North 00 degrees 22'00" East, a distance of 646.66 feet; thence run North 89 degrees 58'00" East, a distance of 247.25 feet to a point along the Easterly line of Tract 30; thence South 00 degrees 21'00" West, a distance of 646.80 feet along the Easterly line of said Tract 30 to the Southeast corner of said Tract 30; thence run Westerly along the Southerly line of said Tract 30, a distance of 247.44 feet to the POINT OF BEGINNING.

Parcel Identification Number: **32392900002030000001.0**

TRUSTEES, Steven Douglas Metz and Erin O'Haire Metz, have full power to sell, transfer, mortgage said real estate.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

TRUSTEES, Steven Douglas Metz and Erin O'Haire Metz, have full power to sell, transfer, mortgage said real estate.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2023.


In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

The Steven Douglas Metz & Erin O'Haire Metz
Joint Revocable Trust 2023, dated April 24,
2023


Steven Douglas Metz, Individually and as Co-
Trustee

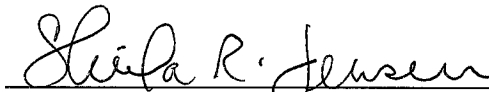

Erin O'Haire Metz, Individually and as Co-
Trustee

Signed, sealed and delivered in our presence:


Witness Signature

Charles W. McKinnon
Print Name

Print Post Office Address: 3055 Cardinal G.
Ste. 302, Vero Beach, FL 32963


Witness Signature

Sheila R. Jensen
Print Name

Print Post Office Address: 1133 W. 13th St.
Vero Beach, FL 32960

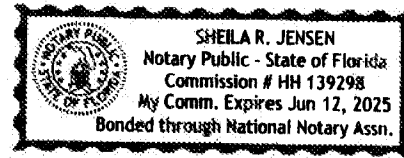
State of **Florida**

County of **Indian River**

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on **September 5**, 2024, by **Steven Douglas Metz and Erin OHaire Metz, husband and wife, Individually as Trustees of The Steven Douglas Metz and Erin OHaire Metz Joint Revocable Trust 2023, dated April 24, 2023 .**

Sheila R. Jensen
Notary Public

Sheila R. Jensen
(Printed Name)



My Commission expires: 6-12-2025

{Notarial Seal}

Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced a valid driver's license