

Prepared By & Return To:  
D. Johnathan Rhodeback, Esq.  
Dill, Evans & Rhodeback  
1565 US Highway 1  
Sebastian, FL 32958

Parcel Identification No. 32-39-32-00020-0000-00004.5

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### Warranty Deed (STATUTORY FORM - SECTION 689.02, F.S.)

This Warranty Deed, made this 9th day of September, 2024, between Foxwood Development, LLC, a Texas limited liability company, whose address is 9215 Solon Rd Ste. D1, Houston, TX 77064, hereinafter referred to as "Grantor", and Dano Usic and Jacqueline Usic, whose post office address is 15 Van DeWark Road, Middletown, NY 10941, hereinafter referred to as "Grantee".

Witnesseth, that said Grantor, for and in consideration of the sum of TEN 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:

**Lot D5, FOXWOOD, according to the Plat thereof, as recorded in Plat Book 23, Page 16, Public Records of Indian River County, Florida.**

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

Subject to governmental regulations, covenants, rights of way, restrictions, easements and reservations of record, if any, but this provision shall not operate to reimpose the same, and taxes for the year and subsequent years.

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 as stated herein and 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:

WITNESSES:

(Sign) *Angela Hamilton-Williams*  
(Print Name) Angela Hamilton-Williams  
(Address) 815 Park Ave  
Blomfield, CT 06002

Foxwood Development, LLC, a Texas Liability Company  
By: *Stacey McHenry*  
Stacey McHenry, Authorized Agent

(Sign) Sonia Hamilton

(Print Name) Sonia Hamilton

(Address) 470 Board St Hartford  
CT 06107

State of CT  
County of Hartford

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this ~~9th~~ 6th day of September, 2024 by Stacey McHenry, Agent for Foxwood Development, LLC, a Texas limited liability company who [ ] is/are personally known to me or [  ] has/have produced a driver's license issued by the State of Connecticut as identification.

[Notary Seal]



Angelina Hamilton-Williams

Notary Public, State of Florida Commission No.

Printed Name: Angelina Hamilton-Williams

My Commission Expires: 10-31-2026