

Prepared by and return to:

Rebecca F. Emmons

Attorney at Law

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2101 Indian River Blvd., Suite 200

Vero Beach, FL 32960

772-231-4440

File Number: 101619-001

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Warranty Deed

This Warranty Deed made this **6th** day of **December, 2024**, between **811 Flamevine Lane, LLC**, a Florida limited liability company, whose post office address is **2055 US Highway 1, Vero Beach, FL 32960**, Grantor, and **Dianna K. Baker and Sean A. Baker, Trustees of The Baker Family Trust u/t/d December 12, 2002, as amended and restated**, whose post office address is **640 Reef Road, Vero Beach, FL 32963**, 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:

LOT H OF BRIGGS-TIERNEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, IN PLAT BOOK 4, PAGE 2; SAID LAND LYING AND BEING IN CITY OF VERO BEACH, INDIAN RIVER COUNTY, FLORIDA; SAID PROPERTY BEING ALSO DESCRIBED AS:

FROM THE SOUTHWEST CORNER OF GOVERNMENT LOT 9, SECTION 32, TOWNSHIP 32 SOUTH, RANGE 40 EAST, RUN NORTH ON THE WEST BOUNDARY OF SAID GOVERNMENT LOT 9 A DISTANCE OF 1145.07 FEET TO THE INTERSECTION OF A CONTINUATION OF THE NORTH RIGHT OF WAY OF A 60 FOOT STREET; THENCE RUN EAST ON SAID NORTH RIGHT OF WAY A DISTANCE OF 756.7 FEET TO A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN NORTH 190 FEET TO THE NORTH BOUNDARY OF SAID GOVERNMENT LOT 9, THENCE RUN EAST ON SAID LINE A DISTANCE OF 110 FEET; THENCE RUN SOUTH A DISTANCE OF 190 FEET TO SAID NORTH RIGHT OF WAY LINE OF SAID STREET, THENCE RUN WEST A DISTANCE OF 110 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 32-40-32-00011-0000-00000/8

Subject to the following:

1. Taxes subsequent to December 31, 2024; and
2. Covenants, conditions, restrictions, easements, and limitations of record, without thereby reimposing the same, and all applicable zoning ordinances.

And the Grantor, subject to the foregoing, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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 Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor, subject to the foregoing, hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances.

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:

"Grantor"

811 Flamevine Lane, LLC

By: Kite Capital Partners, LLC, a Florida Limited Liability Company, as Manager

[Signature]
Witness Print Name: JANA CARRINGTON

[Signature]
Kelly P. Kite, Jr., Manager

Witness Address:
2055 US HIGHWAY 1
VERO BEACH, FL 32960

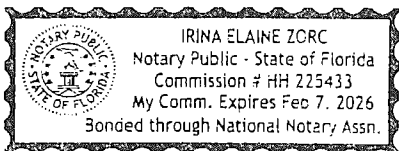
[Signature]
Witness Print Name: Irina Zorc

Witness Address:
2055 US Hwy 1
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, this 21st day of November, 2024 by Kelly P Kite, Jr., Manager of Kite Capital Partners, LLC, Manager of 811 Flamevine Lane, LLC, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Irina Zorc

My Commission Expires: Feb 7, 2026