

Prepared By: NIKOLAOU LAW OFFICES, LLC  
166 Allendale Road  
King of Prussia, PA 19406  
610-337-3733

Return to same.

Tax Parcel Number: 31382600001329000016.0

### THIS DEED

THIS INDENTURE made this 10<sup>th</sup> day of December, 2024, between **ANDREW GESS**, a married person, Grantor, and **933 STREAMLET LLC**, a Florida Limited Liability Company, Grantee.

**WITNESSETH**, that in consideration of the sum of **One Dollar (\$1.00)**, in hand paid, the receipt of which is hereby acknowledged, said Grantor does hereby grant and convey to said Grantee:

All that certain land situate in Indian River County, Florida, to wit: Lot 16, Block 329, Sebastian Highlands Unit 13, according to map or plat thereof as recorded in Plat Book 7, Page 82A through 82F, inclusive, of the Public Records of Indian River County, Florida.

**Parcel ID: 31382600001329000016.0**

Property Address is: 933 Streamlet Avenue, Sebastian, FL 32958.

**GRANTOR WILL DEFEND THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER GRANTOR, AND NO OTHERS.**

Prior instrument reference: **Official Records Book 3569, Page 612.**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise concerning the condition of the title if the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law of equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

**IN WITNESS WHEREOF**, the Grantor has hereunto set her hand and seal on the day and year first above written.

When the context requires, singular nouns and pronouns include the plural.

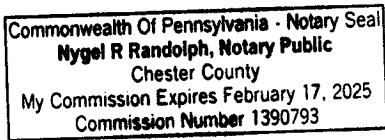
**Signed by:**




**ANDREW GESS**

COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF CHESTER } ss.

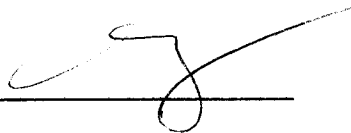
On this, the 10<sup>th</sup> day of DECEMBER, 2024, before me, the undersigned officer, personally appeared **ANDREW GESS**, known to me (or satisfactorily proven) to be the person who executed the within conveyance and acknowledged to me that he executed the same for the purposes therein stated.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 02/17/2025

**I hereby certify the address of the within grantee is:**

Attested to by:

  
\_\_\_\_\_

Andrew Gess  
107 Brintel Dr  
Phoenixville, PA 19460

Valerie McGoldrick  
1102 Hares Hill Rd  
Phoenixville, Pa.  
19460



Matt McGoldrick  
1102 Hares Hill rd  
Phoenixville PA  
19460

