

PREPARED BY/RETURN TO:

This instrument prepared by:
Nason, Yeager, Gerson, Harris & Fumero, P.A.
Alan I. Armour II, Esquire
3001 PGA Boulevard, Suite 305
Palm Beach Gardens, Florida 33410

NOTE TO RECORDER: THIS SPECIAL WARRANTY DEED EVIDENCES THE TRANSFER OF TITLE OF UNENCUMBERED PROPERTY IN CONNECTION WITH THE TRANSFER OF THE PROPERTY FROM GRANTOR TO A COMPANY UNDER COMMON CONTROL WITH GRANTOR, IN RELIANCE ON THE HOLDING IN CRESCENT MIAMI CENTER, LLC V. DEPARTMENT OF REVENUE, 903 SO.2D 913 (FLA. 2005), AND FLORIDA DEPARTMENT OF REVENUE, TECHNICAL ASSISTANCE ADVISEMENT NO. 07B.004. ACCORDINGLY, FLORIDA DOCUMENTARY STAMP TAX IS BEING PAID ON THE NOMINAL AMOUNT OF \$10.00.

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 19th day of December, 2024, between GRETCHEN TUCKER, a single woman, whose address is 1650 Riomar Cove Lane, Vero Beach, Florida 32963, hereinafter referred to as “**Grantor**”, and 545 FLAMEVINE, LLC, a Florida limited liability company, whose address is 1650 Riomar Cove Lane, Vero Beach, Florida 32963, hereinafter referred to as “**Grantee**”.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, those certain lands situate, lying and being in Indian River County, State of Florida, described as follows:

Lot 8, Block 1, River Oaks Estates, Unit One, according to the map or plat thereof as recorded in Plat Book 6, Page 80, Public Records of Indian River County, Florida.

Parcel Identification Number: 32403200007001000008.0

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the above granted, bargained and described premises, with the appurtenances thereto, unto said Grantee to Grantee’s own proper use, benefit and behoof forever, SUBJECT TO:

1. Conditions, restrictions, limitations, easements, reservations, zoning ordinances and other matters of record, if any, none of which are hereby reimposed; and
2. Real estate taxes for the year 2024 and subsequent years.

AND Grantor hereby covenants that Grantor has good right and lawful authority to sell and convey the above-described real property, and hereby warrants the title to said real property for any acts of Grantor and will defend the title against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

END OF DOCUMENT
See Next Page For Signature

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

Signed, sealed and delivered
in the presence of:

Signed by:
Coral St. Pierre
7A1C94C1DE2F448...
(Print Name: Coral St. Pierre)
Address:
3001 PGA Blvd., Ste 305
Palm Beach Gardens, FL 33410

Signed by:
Gretchen Tucker
50485403A1C7467...
Gretchen Tucker

DocuSigned by:
Michelle A. Narea
99679C233B29424...
(Print Name: Michelle A. Narea)
Address:
3001 PGA Blvd., Ste 305
Palm Beach Gardens, FL 33410

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of December, 2024, by Gretchen Tucker, () who is personally known to me OR (X) who produced driver license as identification.

MICHELLE A. NAREA
NOTARY PUBLIC
STATE OF FLORIDA
Commission #HH226234
My Commission Expires 4/8/2026
ONLINE NOTARY

DocuSigned by:
Michelle A. Narea
99679C233B29424...
Notary Signature
Michelle A. Narea
Print Notary Name
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 04/08/2026