

**Prepared by and return to:**

**Rebecca F. Emmons**

**Attorney at Law**

**Rossway Swan Tierney Barry & Oliver, P.L.**

**2101 Indian River Blvd., Suite 200**

**Vero Beach, FL 32960**

**772-231-4440**

**File Number: 48276-003**

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## **Warranty Deed**

**This Warranty Deed** made this 30th day of December, 2024, between **Dimitri Kazarinoff and Kimberly Kazarinoff**, whose post office address is **904 Spyglass Lane, Indian River Shores, FL 32963**, Grantor, and **Cold Mountain Investments Limited Partnership, a Florida limited partnership**, whose post office address is **8695 College Parkway, Fort Myers, FL 33919**, 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 98 of The Moorings, Unit #2, as recorded in Plat Book 8, Page 28, said land lying and being in Indian River County, Florida.**

**Parcel Identification Number: 33-40-27-00006-0000-00098/0**

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"

Candi Fabiano  
Witness Print Name: Candi S. Fabiano

Dimitri N. Kazarinoff  
Dimitri N. Kazarinoff

Witness Address:  
2101 Indian River Blvd., Suite 200  
Vero Beach, FL 32960

Kimberly J. Kazarinoff  
Witness Print Name: Kimberly Martin

Kimberly J. Kazarinoff  
Kimberly J. Kazarinoff

Witness Address:  
2101 Indian River Blvd., Suite 200  
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 19th day of December, 2024 by Dimitri N. Kazarinoff and Kimberly J. Kazarinoff, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]



Candi S. Fabiano  
Notary Public

Printed Name: Candi S. Fabiano

My Commission Expires: \_\_\_\_\_