

Prepared by and return to:  
**Robert M. Chisholm, Esq.**  
**Attorney at Law**  
**Robert M. Chisholm, P.A.**  
**7378 SW 48th Street, Suite B**  
**Miami, FL 33155**  
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File Number: **25-1600**

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## Warranty Deed

**This Warranty Deed** made this 30 day of **January, 2025** between **Ericson W. Menger, a single man** whose post office address is **454 Jacqueline Way SW, Vero Beach, FL 32968**, grantor, and **Todd Hennessey Hendrickson, II, a single man and Caitlin Elizabeth Menger, a single woman, as Joint Tenants With Full Rights of Survivorship** whose post office address is **146 22 Avenue, Vero Beach, FL 32962**, 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 22 and 23, Block B, INDIAN RIVER HEIGHTS UNIT - 2, according to the plat thereof as recorded in Plat Book 6, Page 25, of the public records of Indian River County, Florida.**

**Parcel Identification Number: 33391400016000200022.0**

**Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**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 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 taxes accruing subsequent to **December 31, 2024**.

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:

[Signature]  
Witness #1 Signature  
Witness #1 Print Name: Lucrecio Mejias  
Witness #1 Address :  
136 22nd Ave Vero Beach  
FL 32962

[Signature] (Seal)  
Ericson W. Menger

[Signature]  
Witness #2 Signature  
Witness #2 Print Name: Brittney Ellis  
Witness #2 Address :  
136 22 Ave  
Vero Bch, FL 32962

State of Florida  
County of Indian River County

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30 day of January, 2025 by Ericson W. Menger, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public  
Printed Name: Milaine Ellis  
My Commission Expires: 11/11/2025



Milaine Ellis  
Comm.: HH 197692  
Expires: Nov. 11, 2025  
Notary Public - State of Florida