

Return to:  
Name: Professional Title of The Treasure Coast, Inc.  
Address: 1546 US Highway 1  
Sebastian, FL 32958  
Professional Title of The Treasure Coast, Inc.  
1546 US Highway 1  
Sebastian, FL 32958  
File No.: 2025-58220

**WARRANTY DEED**

This Warranty Deed Made this 18 day of February, 2025 by Patrick Esposito hereinafter called the grantor, whose post office address is:

P.O. Box 650754, Vero Beach, FL 32965

to: Road Runner Travel Resort Realty, LLC, a Florida Limited Liability Company, whose post office address is:

5500 St. Lucie Blvd, Ft. Pierce, FL 34946

hereinafter called the grantee,  
**WITNESSETH:** That said grantor, for and in consideration of the sum of Ten Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Indian River, Florida, viz:

Lots 17 and 18, Block C, "Malaluka Gardens", according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 10, of the Public Records of Indian River County, Florida.

This property is not the homestead of the Grantor (s).

**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 12/31/2024, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

**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  
Printed Name: Cynthia M. Rich  
Address: 1546 North US 1  
Sebastian, FL 32958

*[Signature]*

Patrick Esposito

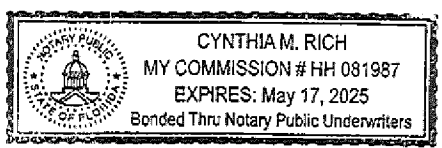
*[Signature]*

Witness  
Printed Name: Jessica M. Rich  
Address: 1546 North US 1  
Sebastian, FL 32958

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 18 day of Feb., 2025 by Patrick Esposito who  is personally known or  has produced a driver's license as identification.

[Seal]



*[Signature]*

Notary Public  
Print Name: Cynthia M. Rich  
My Commission Expires: 5/17/25