

Prepared By/Return to:

Christopher C. Campione, Esq.
Campione, Campione & Leonard, P.A.
4445 Hwy. A1A, Ste. 110
Vero Beach, Florida 32963
File No.: 24-377.v

Parcel ID #: 33-39-07-00001-0130-00001.0

Warranty Deed

This Warranty Deed made this 13th day of March, 2025, between **Tyler S. Guettler and Katie M. Guettler, husband and wife** ("Grantor"), whose address is 1515 W. Camino Del Rio, Vero Beach, FL 32963, and **LGK Farms, LLC**, a Florida limited liability company ("Grantee"), whose address is 3001 Ocean Drive, Suite 203, Vero Beach, FL 32963.

For and in consideration of the sum of Ten & 00/100's Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, Grantor has granted, bargained and sold to Grantee and Grantee's heirs forever that certain land located in Indian River County, Florida, further described as follows:

Tract 13, less canal and road rights of way, Section 7, Township 33 South, Range 39 East, according to the last general plat of lands of the Indian River Farms Company filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida in Plat Book 2. Page 25; Said lands now lying and being in Indian River County, Florida; Less the South 90 feet of said Tract 13 (the "Property").

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining.

Grantor hereby covenants with said grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Subject to taxes for the year 2025 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.

Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs and assigns of individuals, and the successors and assigns of corporations, trusts and trustees. Singular and plural are interchangeable as context requires.

Campione, Campione and Leonard, P.A. prepared this deed at the instruction of Grantor. Further, the legal description utilized herein was furnished by Grantor, and the accuracy of the legal description has not been verified. No title examination of the property was made or requested in connection with the preparation of this deed. The party preparing this instrument assumes no liability for the state of title or the accuracy of the legal description.

This transaction is exempt from documentary stamp as this is a conveyance, for no consideration, by a married couple of unencumbered real property to a limited liability company of which the grantors are the sole owners. Thus, this transaction does not effect a change of beneficial ownership of the real property described herein and is not pursuant to a sale for taxable consideration.

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In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

Jennifer Lucken
1st Witness Name: Jennifer Lucken
Address: 3130 11th Terr
Vero Beach, FL 32960

Tyler S. Guettler
Tyler S. Guettler

Tonya J. Purcell
2nd Witness Name: Tonya J. Purcell
Address: 1815 14th Ave SW
Vero Beach, FL 32962

Jennifer Lucken
1st Witness Name: Jennifer Lucken
Address: 3130 11th Terr
Vero Beach, FL 32960

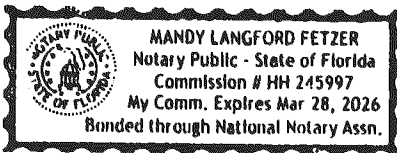
Katie M. Guettler
Katie M. Guettler

Tonya J. Purcell
2nd Witness Name: Tonya J. Purcell
Address: 1815 14th Ave SW
Vero Beach, FL 32962

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of X physical appearance, or online notarization, this 13th day of March, 2025, by Tyler S. Guettler and Katie M. Guettler, ✓ who are personally known to me or who have produced as identification.

{Notary Seal or Stamp}



Mandy Langford Fetzer
Notary Public
My Commission Expires: 3/28/26