

Prepared by and return to:

Jaylee Porcelli

Premier Title Partners of Florida, LLC

3885 20th Street, Suite 202, Vero Beach, FL 32960

(772) 206-4601

File No PREMBT25-116W

Parcel Identification No 33390100055000000102.0

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 28th day of April, 2025 between **Salty DaDe LLC, a Colorado Limited Liability Company**, whose post office address is **2815 Esther Court, Loveland, CO 80537**, of the County of Larimer, State of Colorado, Grantor, to **Viana Maria Martinez Blecker and Edgar R. Blecker, wife and husband**, whose post office address is **4087 Basket Oak Circle, Vero Beach, FL 32967**, of the County of Indian River, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

Apartment No. 102, Spanish Oaks, a Condominium, all as set forth in the Declaration of Condominium and the exhibits attached thereto and forming a part thereof, as Recorded in Official Records Book 437, Page 486, and all amendments thereto, of the Public Records of Indian River County, Florida. The above description includes, but is not limited to, all appurtenances to the Condominium Unit above described, including the undivided interest in the common elements said Condominium.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Mary Lou Kramer-Bickner
WITNESS
Mary Lou Kramer-Bickner
Printed Name of First Witness
Address:
342 Limber Place
LOVELAND, CO 80538

Salty DaDe LLC, a Colorado Limited Liability Company

By: David Munter 50% Member/Manager
David Munter, 50% Member/Manager

By: Deborah K. Munter 50% Member/Manager
Deborah K. Munter, 50% Member/Manager

Michael D Muth
WITNESS
MICHAEL D MUTH
Printed Name of Second Witness
Address:
3928 S. COUNTY RD 21
LOVELAND CO 80537

STATE OF COLORADO
COUNTY OF LARIMER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of April, 2025, by David Munter and Deborah K. Munter, 50% Member/Managers of Salty DaDe LLC, a CO Limited Liability Company, on behalf of the company, who is/are personally known to me or who has/have produced Driver's License as identification.

Mary Lou Kramer-Bickner
Signature of Notary Public
Mary Lou Kramer-Bickner
Print, Type/Stamp Name of Notary

~~MKB~~
~~MARY LOU KRAMER-BICKNER
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20204031806
MY COMMISSION EXPIRES SEP 14, 2028~~

MARY LOU KRAMER-BICKNER
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20204031806
MY COMMISSION EXPIRES SEP 14, 2028

Spanish Oaks Condominium, Inc.

715 20th Street, Unit #109

Vero Beach, Florida 32960

I/we, Viana and Edgar Blecker pending purchaser(s) of Unit # 102 of Spanish Oaks Condominium, Inc.; on this date April 30, 2025, 2025; do hereby acknowledge that I/we have received and reviewed, this day the:

1. Declaration of Condominium Spanish Oaks, A Condominium, Vero Beach, Florida;
2. By-Laws – Spanish Oaks Condominium;
3. Articles of Incorporation of Spanish Oaks Condominium, Inc.; and
4. Rules and Regulations – Spanish Oaks Condominium Association



Signed Name (Pending Purchaser)



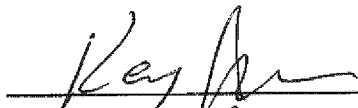
Signed Name (Pending Purchaser)

TO WHOM IT MAY CONCERN:

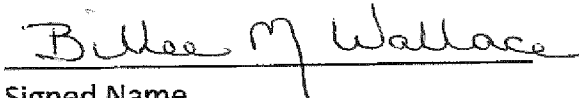
This letter (if signed by directors) is to confirm the approval of _____ by the Spanish Oaks Condominium, Inc. Board of Directors for the purchase of Unit # _____.

Signed the 2 day of ~~April~~, 2025 by:

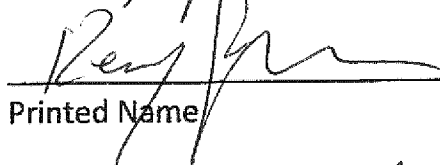
May



Signed Name



Signed Name



Printed Name

Billee M Wallace

Printed Name

Director/Vice President

Title

Spanish Oaks Condominium, Inc.

Director/Treasurer

Title

Spanish Oaks Condominium, Inc.