

Rec \$18.50
Doc Tax \$1,750.00

Prepared by and return to:
Charles E. Garris, Esquire

Charles E. Garris, P.A.
819 Beachland Boulevard
Vero Beach, FL 32963
772-231-1995
File Number: Caliendo9281.5

Parcel Identification Number: 3420-556-0004-000/5

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Warranty Deed

This Warranty Deed made this 25 day of February, 2022, between Heritage Properties of Vero Beach, Limited Partnership, a Florida limited partnership, whose address is 4600 North A1A, Apt. 405, Vero Beach, FL 32963, Grantor, and Anterprise, LLC, a Florida limited liability company, whose address is 832 SW Glenview Ct., Port St. Lucie, FL 34953, 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 Saint Lucie County, Florida, to-wit:

Lot 3, Block 3457, FIRST REPLAT IN PORT ST. LUCIE, SECTION TWELVE, according to the Plat thereof, as recorded in Plat Book 24, Page 26, Public Records of St. Lucie County, Florida.

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, 2021**.

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 Name: Elizabeth Frederickson

[Signature]
Witness Name: Charles E. Garris

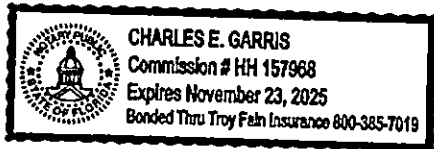
Heritage Properties of Vero Beach Limited Partnership, a Florida limited partnership

By: [Signature]
Philip J. Caliendo, General Partner

State of Florida
County of Indian River

The foregoing instrument was sworn to and acknowledged before me by means of physical presence or online notarization, this 25 day of February, 2022 by Philip J. Caliendo, General Partner on behalf of Heritage Properties of Vero Beach Limited Partnership, a Florida limited partnership. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Charles E. Garris

My Commission Expires: November 23, 2025