

*This Document Prepared  
Without Opinion of Title By:*  
Scott M. Ketchum, Esq.  
Law Offices of Scott M. Ketchum, P.A.  
9180 Galleria Ct., Suite 400  
Naples, FL 34109

Purchase Price: \$10.00  
Documentary Stamps: \$.70

### **WARRANTY DEED**

This WARRANTY DEED ("Deed") is made, entered into and effective this 28<sup>th</sup> day of March 2024, between SCOTT M. KETCHUM, as Trustee of the 1960 SMR LAND TRUST and not Individually ("Grantor") and 1960 SMR LLC a Florida limited liability company, whose address is: 1083 N. Collier Blvd # 404, Marco Island, FL 34145 ("Grantee").

#### **WITNESSETH:**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in the county of Collier, State of Florida to wit:

Lot 27, Block 165, A Replat of a Portion of Marco Beach Unit Five, according to the plat thereof, as recorded in Plat Book 6A, page 23A, Public Records of Collier County, Florida.

Tax Folio No.: 57310400000

Subject to real estate taxes and assessments for the current year and subsequent years; zoning and use restrictions imposed by governmental authority; restrictions and easements common to the subdivision and outstanding oil, gas and mineral interests of record, if any.

The Grantor does hereby fully warrant title to the real property and will defend the same against the lawful claims of all persons whomsoever.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon, nor is it contiguous or adjacent thereto.

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

To have and to hold, the same in fee simple forever.

**NOTE TO CLERK: ONLY MINIMAL DOCUMENTARY STAMP TAX IS DUE HEREON AS THE GRANTORS ARE THE BENEFICIARIES OF THE GRANTEE LLC.**

IN WITNESS WHEREOF, the Grantor has executed this Deed on the day, month and year first written above.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

John A. Geronzi

Witness #1 Printed Name

Address: 9180 Galleria Court # 400  
Naples, FL 34109

Witness #2 Signature

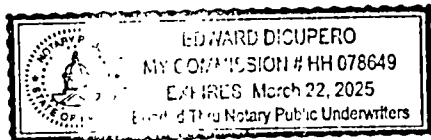
Richard MacCluskey

Witness #2 Printed Name

Address: 9180 Galleria Court # 400  
Naples, FL 34109

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of March 2024, by Scott M. Ketchum, as Trustee of the 1960 SMR Land Trust and not Individually who ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.



(Notary Seal)

SCOTT M. KETCHUM, as Trustee of the  
1960 SMR LAND TRUST, and not Individually

Notary Public

Print Name: \_\_\_\_\_

State of Florida at Large

My Commission Expires: \_\_\_\_\_