

This instrument was prepared by:

Lee C. Schmachtenberg, Esquire
Lee C. Schmachtenberg, P.A.
730 S. Collier Blvd., #1001
Marco Island, Florida 34145

WARRANTY DEED

THIS WARRANTY DEED, made and executed the 16 day of March, 2021, by Gary A. Stromberg and Angela D. Stromberg, individually as husband and wife and as Co-Trustees of the Angela D. Stromberg Living Trust dated March 5, 2015, whose post office address is: 200 East Palmetto Park Road, Unit 415, Boca Raton, Florida 33432, hereinafter called Grantor; to Charles David McBane and Caroline Ann McBane, husband and wife, hereinafter called Grantee, whose post office address is: 217 Carroll Rd., Fort Wayne, IN 46845.

WITNESSETH:

That the Grantor, for and in consideration of the sum of TWO MILLION TWO HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$2,275,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situated in Collier County, Florida, viz:

Lot 4, Block 188 of MARCO BEACH UNIT SEVEN, according to the map or plat thereof a recorded in Plat Book 6, Page 55, of the Public Records of Collier County, Florida.

SUBJECT TO:

1. CONDITIONS, RESTRICTION, LIMITATIONS AND EASEMENTS OF RECORD.
2. 2021 TAXES AND SUBSEQUENT YEARS

Folio Number: 57651920003

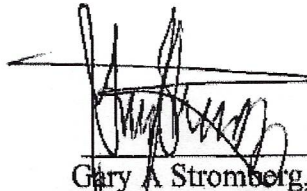
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

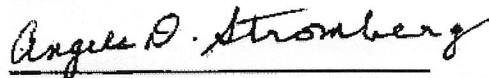
AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in her name the day and year first above written.

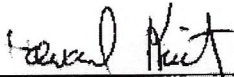
Signed, sealed and delivered in the presence of:



Gary A. Stromberg, individually and as Co-Trustee of The Angela D. Stromberg Living Trust dated March 5, 2015



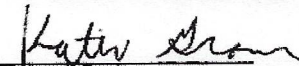
Angela D. Stromberg, individually and as Co-Trustee of the Angela D. Stromberg Living Trust dated March 5, 2015



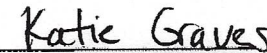
Witness #1 Signature



Witness #1 Printed Name



Witness #2 Signature



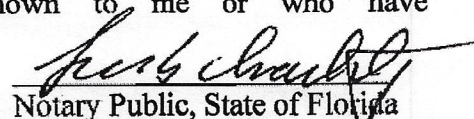
Witness #2 Printed Name

STATE OF FLORIDA)

COUNTY OF COLLIER)

) §§:

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization this 16th day of March, 2021, by Gary A. Stromberg and Angela D. Stromberg, individually as husband and wife and as Co-Trustees of the Angela D. Stromberg Living Trust dated March 5, 2015 who are personally known to me or who have produced FL Driver Lic identification.


Notary Public, State of Florida

My Commission Expires

