

Prepared by and return to:

James Karl & Associates, P.A.  
1095 Bald Eagle Dr Suite 1  
Marco Island, FL 34145  
239-642-9988  
File Number: Seitz 976 Birch

Parcel Identification No. 57651880004

Consideration: \$1,150,000.00

[Space Above This Line For Recording Data]

## Warranty Deed

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

This Indenture made this 21 day of July, 2021 between Richard T. Seitz and Julie L. Seitz, husband and wife, whose post office address is 5532 Winding Cape Way, Mason, OH 45040 of the County of Warren, State of Ohio, grantor\*, and Charles David McBane and Caroline Ann McBane, husband and wife, whose post office address is 217 Carroll Rd., Fort Wayne, IN 46845 of the County of Allen, State of Indiana, grantee\*.

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 Collier County, Florida, to-wit:

Lot 3, Block 188, Marco Beach Unit Seven, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 55 through 62, inclusive, of the Public Records of Collier County, Florida.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together will all the tenements, hereditaments and appurtenances hereto belonging or in anywise appertaining.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires

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:

Kim Bunn  
Witness Name: KIM BUNN  
Laurie Looney  
Witness Name: LAURIE LOONEY

Richard T. Seitz (Seal)  
Richard T. Seitz

Kim Bunn  
Witness Name: KIM BUNN  
Laurie Looney  
Witness Name: LAURIE LOONEY

Julie L. Seitz (Seal)  
Julie L. Seitz

State of OHIO  
County of Franklin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of July, 2021 by Richard T. Seitz and Julie L. Seitz, who ☐ are personally known or ☒ have produced a driver's license as identification.



**LAURIE LOONEY**  
Notary Public, State of Ohio  
My Commission Expires  
December 21, 2021

Laurie Looney  
Notary Public  
Printed Name: LAURIE LOONEY  
My Commission Expires: Dec. 21, 2021