

Prepared by:  
Sara Moore  
Trident Title, LLC  
501 S. Flagler Drive, Suite 201  
West Palm Beach, Florida 33401

File Number: WPS12-0016

## General Warranty Deed

Made this October 16, 2012 A.D. By **Theodore Tonna Jr. and Lisbeth E. Tonna, husband and wife**, whose address is: 22 Laurelwood Drive, Webster, MA 01570, hereinafter called the grantor, to **Vincent L. Casserly and Karen R. Casserly, as Co-Trustees of the Vincent L. Casserly and Karen R. Casserly Joint Revocable Trust Agreement dated 10/3/2008**, whose post office address is: 4575 Bridgepointe Way #157, Vero Beach, Florida 32967, hereinafter called the grantee:

(Whenever used herein the term "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)

**There is hereby conferred upon Grantee(s) the power and authority to protect, conserve, sell, lease encumber, mortgage or otherwise manage and dispose of the real property described herein as provided pursuant to Section 689.071 Florida Statutes and any grantee, mortgagee, lessee, transferee, assignee or other personal dealing with the Trustee with respect to said property need not inquire into the existence of the Trust, identity of any beneficiaries or the authority of said Trustee as provided by said Section 689.071.**

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Indian River County, Florida, viz:

**Lot 157, BRIDGEPOINTE SUBDIVISION, according to the Plat thereof as recorded in Plat Book 18, Page(s) 94, of the Public Records of INDIAN RIVER County, Florida.**

Parcel ID Number: 32-39-23-00025-0000-00157.0

**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, 2011.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Prepared by:  
Sara Moore  
Trident Title, LLC  
501 S. Flagler Drive, Suite 201  
West Palm Beach, Florida 33401

File Number: WPS12-0016

Signed, sealed and delivered in our presence:

*Elizabeth A. Mezzoni*  
Witness Printed Name Elizabeth A. Mezzoni

*[Signature]*  
Witness Printed Name Stephen P. Mier

*Elizabeth A. Mezzoni*  
Witness Printed Name Elizabeth A. Mezzoni

*[Signature]*  
Witness Printed Name Stephen P. Mier

*Theodore Tonna Jr.* (Seal)  
Theodore Tonna Jr.  
Address: 22 Laurelwood Drive, Webster, MA 01570

*Lisbeth E. Tonna* (Seal)  
Lisbeth E. Tonna  
Address: 22 Laurel Drive, Webster, MA 01570

State of Massachusetts  
County of Worcester

The foregoing instrument was acknowledged before me this 16th day of October, 2012, by Theodore Tonna Jr. and Lisbeth E. Tonna, husband and wife, who is/are personally known to me or who has produced driver's licenses as identification.

*Elizabeth A. Mezzoni*  
Notary Public  
Print Name: Elizabeth A. Mezzoni  
My Commission Expires: 2/9/2018

