

Prepared by and return to:

Charles H. Sanford Law Offices, P.L.
3003 Cardinal Drive Suite B
Vero Beach, FL 32963
772-492-1695
File Number: Bassini-M-B Com
Will Call No.: 86

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 31st day of January, 2017 between Guy Lawrence Bassini, , a married man, joined by his wife, Wendy Bassini, whose post office address is 534 Bougainvillea Lane, Vero Beach, FL 32963, and Dale Gregg Bassini whose post office address is 644 Spiral Drive, Brick, NJ 08724, grantor, and M-B Companies, Inc., a Wisconsin Corporation whose post office address is PO Box 200, 1615 Wisconsin Avenue, New Holstein, WI 53061, 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 Indian River County, Florida to-wit:

Lots 7 and 8, Block 16, Vero Beach Estates, according to the map or plat thereof as recorded in Plat Book 5, Page 8, Public Records of St. Lucie County, said land now lying and being in Indian River County, Florida.

Parcel Identification Number: 32-40-32-00006-0160-00007/0

Grantor, Dale Gregg Bassini, warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 644 Spiral Drive, Brick, NJ 08724.

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, 2016**.

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:

Diane E Casey
 Witness Name: Diane E Casey

Guy L. Bassini (Seal)
 Guy Lawrence Bassini

Rosemary Sanford
 Witness Name: Rosemary Sanford

 Witness Name: _____

 Dale Gregg Bassini (Seal)

 Witness Name: _____

Chris Sanford
 Witness Name: Chris Sanford

Wendy Bassini (Seal)
 Wendy Bassini

Rosemary Sanford
 Witness Name: Rosemary Sanford

State of _____
 County of _____

The foregoing instrument was acknowledged before me this _____ day of January, 2017 by Dale Gregg Bassini, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

 Notary Public

Printed Name: _____

My Commission Expires: _____

State of Florida
 County of Indian River

The foregoing instrument was acknowledged before me this 30th day of January, 2017 by Guy Lawrence Bassini and Wendy Bassini, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Rosemary Sanford
 Commission # FF997045
 Expires: July 19, 2020
 Bonded thru Aaron Notary

Rosemary Sanford
 Notary Public

Printed Name: Rosemary Sanford

My Commission Expires: July 19, 2020

Signed, sealed and delivered in our presence:

Witness Name: _____

Guy Lawrence Bassini (Seal)

Witness Name: _____

Laura Griffin
Witness Name: Laura Griffin

Dale Gregg Bassini (Seal)
Dale Gregg Bassini

Sally E. Moirah
Witness Name: SALLY E. MOIRAH

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this _____ day of January, 2017 by Guy Lawrence Bassini, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

State of New Jersey
County of Ocean

The foregoing instrument was acknowledged before me this 27th day of January, 2017 by Dale Gregg Bassini, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Lisa L. Colonno
Notary Public

Printed Name: _____

My Commission Expires: LISA L. COLONNO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires March 12, 2019

