

This Instrument Prepared by and Return to:

Jason Beal

Atlantic Coastal Land Title Company, LLC

855 21st Street, Suite C

Vero Beach, Florida 32960

Our File No.: **48084048**

Property Appraisers Parcel Identification (Folio) Number: **33392500011000000011.0**

Florida Documentary Stamps in the amount of **\$1,449.00** have been paid hereon.

Space above this line for Recording Data _____

WARRANTY DEED

THIS WARRANTY DEED, made the 17 day of August, 2018, by **Sal Brian Suriano, Sr. and Diana E. Suriano, husband and wife**, whose post office address is **P. O. Box 262, Fellsmere, FL 32948**, herein called the Grantors, to **William J. DiMaggio and Danielle L. DiMaggio, husband and wife**, whose post office address is **1135 4th Ter. S.W., Vero Beach, FL 32962**, hereinafter called the Grantees:

(Wherever 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)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of Ten and 00/100 (\$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, State of Florida, viz.:

Lot 11, OSLO RIDGE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 12, page 16, of the Public Records of Indian River County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2018 and thereafter.

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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2017.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Jason A. Beal
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Michael Boyd
Witness #2 Printed Name

[Signature] (Seal)
Diana E. Suriano, as Attorney-In-Fact for Sal Brian Suriano, Sr.
[Signature] (Seal)
Diana E. Suriano

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 17 day of August, 2018, by Diana E. Suriano, as Attorney-In-Fact for Sal Brian Suriano, Sr. and Diana E. Suriano, who are personally known to me or have produced a as identification.

SEAL

[Signature]
Notary Public

Printed Notary Name

My Commission Expires:

