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This instrument prepared by and return to  
Rebecca F. Emmons, Esq.  
Rossway Swan Tierney Barry Lacey & Oliver, P.L.  
2101 Indian River Boulevard, Suite 200  
Vero Beach, FL 32960  
Courthouse Box 87

Deed:  
Doc Stamps: .70  
Total:

**TRUSTEE'S DEED**

THIS TRUSTEE'S DEED, made the 19<sup>th</sup> day of Feb., 2019 by John A. Viesta, Jr., a single man, individually and as Trustee of the John A. Viesta, Jr. Revocable Trust Agreement dated April 5, 2006, "GRANTOR", to John A. Viesta, Jr. and Alex Michael Viesta, as joint tenants with rights of survivorship, "GRANTEE", with Grantee's permanent post office address at: 825 83<sup>rd</sup> Ave., Vero Beach, FL 32966.

(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)

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, 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 to-wit:

Lot 11, Interstate Commercial Park, according to the plat thereof as recorded in Plat Book 12, Page 29, of the Public Records of Indian River County, Florida.

Subject to easements, restrictions, reservations, rights of way of record and to taxes accruing subsequent to December 31, 2018.

Parcel Identification Number: 33-38-03-00006-0000-00011.0

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 has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land for any acts of Grantor and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

This transaction is exempt from documentary stamp tax because (a) there was no money or other consideration given in exchange for the property and (b) there is no mortgage on the property.

This instrument has been prepared solely from information provided by the parties thereto. There are no express or implied guarantees as to the marketability of title, accuracy of the description, or quantity of land described, as no examination of title to the property has been conducted.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Rebecca F. Emmons  
REBECCA F. EMMONS

Printed Signature

John A. Viesta, Jr.  
John A. Viesta, Jr., individually and as Trustee

Deborah Mather  
DEBORAH MATHER

Printed Signature

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of Feb, 2019 by John A. Viesta, Jr., individually and as Trustee. Who is personally known to me or who has produced AA as identification.

Rebecca F. Emmons

Printed Signature  
Notary Public, State of Florida  
My Commission Expires:

(NOTARY SEAL)

