

Prepared By and Return To:  
Supreme Title Solutions, LLC  
2905 Ocean Drive  
Vero Beach, FL 32963

File No. 19-03-0500

Property Appraiser's Parcel I.D. (folio) Number(s)  
33391100002004000004.1

### WARRANTY DEED

THIS WARRANTY DEED dated March 29, 2019, by Timothy M. Beauregard, a Married adult and Eric Paul Beauregard, a Married adult and Marc Beauregard, an unmarried adult and David Beauregard, a married adult and Helen Beauregard, an unmarried widow and Suzanne Beauregard Guarin, a married adult, whose post office address is 5039 NW 115th Terrace, Coral Springs, FL 33076, hereinafter called the grantor, to Ricardo Gamez, a married adult, whose post office address is P.O. Box 100, Fellsmere, FL 32948, hereinafter called the grantee:

(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 the certain land situated in Indian River County, Florida, to wit:

Lot 5 and the South 11 feet of Lot 4, Block 4, Unit No. 2 "Brae Burn Park Subdivision", according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 41, of the Public Records of Indian River County, Florida.

Grantor 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: Timothy - 5039 NW 115th Terrace, Coral Springs, FL 33076; Eric - 4266 Bryan Drive, Acworth, GA 30102; Marc - 11924 Forest Hill Blvd, Wellington, FL; David - 6048 NW 17th Street, Margate, FL 33063; Suzanne - 1726 29th Avenue, Vero Beach, FL 32960

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2018

**WARRANTY DEED**

(Continued)

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

Signed, sealed and delivered in the presence of:

X *[Signature]*  
(Witness Signature)

*Jeri Lannus*

X *[Signature]*  
(Witness Signature)

*Julian TWIN*

X *[Signature]*  
Timothy M. Beauregard

5039 NW 115th Terrace  
(Address)

Coral Springs, FL 33076  
(Address)

STATE OF Florida

COUNTY OF BROWARD

I, MONTE ZOLDESSY, a Notary Public of the County and State first above written, do hereby certify that Timothy M. Beauregard personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22<sup>nd</sup> day of March, 2019.

*[Signature]*  
Notary Public

My Commission Expires: 01/03/2022

(SEAL)



Monte Zoldessy  
State of Florida  
My Commission Expires 01/03/2022  
Commission No. GG 172502

**WARRANTY DEED**

(Continued)

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

Signed, sealed and delivered in the presence of:

Tyler Walker  
(Witness Signature)

Eric Paul Beauregard  
Eric Paul Beauregard  
4266 Bryan Drive  
Acworth, GA 30102

[Signature]  
(Witness Signature)

STATE OF Georgia

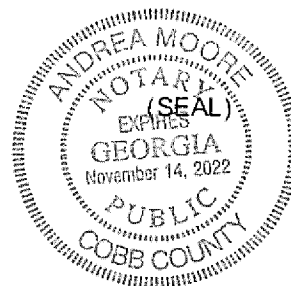
COUNTY OF COBB

I, Andrea Moore, a Notary Public of the County and State first above written, do hereby certify that Eric Paul Beauregard personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23<sup>rd</sup> day of March, 2019.

[Signature]  
Notary Public

My Commission Expires: Nov 14, 2022

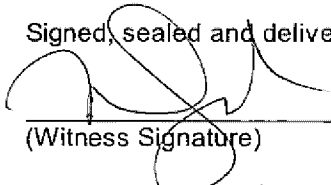


**WARRANTY DEED**

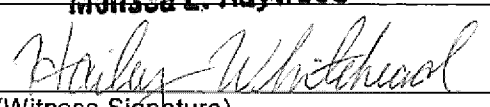
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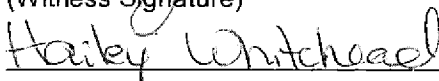
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in the presence of:

  
(Witness Signature)

**Melissa L. Haywood**

  
(Witness Signature)



  
Marc Beauregard

11924 Forest Hill Blvd., Suite 10A #421  
Wellington, FL 33414

STATE OF Florida

COUNTY OF Indian River

I, **Melissa L. Haywood**, a Notary Public of the County and State first above written, do hereby certify that Marc Beauregard personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22 day of March, 2019.

  
Notary Public

My Commission Expires:



MELISSA L. HAYWOOD  
Commission # FF 936935  
Expires November 17, 2019  
Bonded Thru Troy Fain Insurance 800-395-7019

(SEAL)

**WARRANTY DEED**

(Continued)

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

Signed, sealed and delivered in the presence of:

(Witness Signature)

*Russell Beyer*

(Witness Signature)

*JOANNE F. LERNER*

*David Beauregard*  
David Beauregard  
6048 NW 17th Street  
Margate, FL 33063

STATE OF Florida

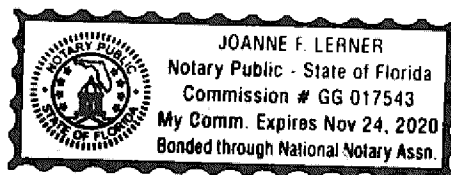
COUNTY OF BROWARD

I, JOANNE F. LERNER, a Notary Public of the County and State first above written, do hereby certify that David Beauregard personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 12 day of March, 2019.

*Joanne F. Lerner*  
Notary Public

My Commission Expires:



(SEAL)

**WARRANTY DEED**

(Continued)

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

Signed, sealed and delivered in the presence of:

(Witness Signature)

Melissa L. Haywood

Helen Beauregard

PO Box 216

Fellsmere, FL 32948

(Witness Signature)

Harley Whitehead

STATE OF Florida

COUNTY OF Indian River

I, Melissa L. Haywood, a Notary Public of the County and State first above written, do hereby certify that Helen Beauregard personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29 day of March, 2019.

Melissa L. Haywood  
Notary Public

My Commission Expires:



MELISSA L. HAYWOOD  
Commission # FF 936935  
Expires November 17, 2019  
Bonded thru Troy Fain Insurance 800-385-7019

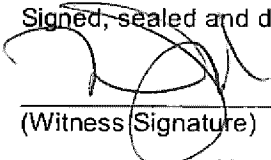
(SEAL)

**WARRANTY DEED**

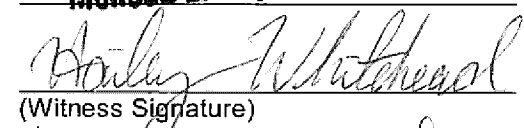
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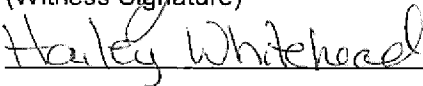
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

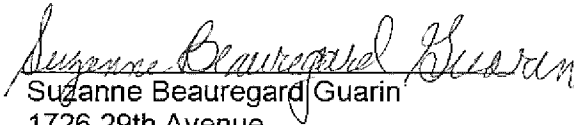
Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
(Witness Signature)

**Melissa L. Haywood**

  
\_\_\_\_\_  
(Witness Signature)

  
\_\_\_\_\_  
Hailey Whitehead

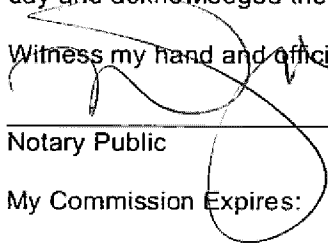
  
\_\_\_\_\_  
Suzanne Beauregard Guarin  
1726 29th Avenue  
Vero Beach, FL 322960

STATE OF Florida

COUNTY OF Indian River

I, Melissa L. Haywood, a Notary Public of the County and State first above written, do hereby certify that Suzanne Beauregard Guarin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29 day of March, 2019.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:



MELISSA L. HAYWOOD  
Commission # FF 936935  
Expires November 17, 2019 (SEAL)  
Bonded Thru Troy Felt Insurance 800-325-7019