

Return to:

Name: Professional Title of The Treasure Coast, Inc.

Address: 1546 US Highway 1

Sebastian, FL 32958

This instrument prepared by: Stephanie King

Professional Title of The Treasure Coast, Inc.

1546 US Highway 1

Sebastian, FL 32958

File No.: 2021-53364

10.00
2289.00

WARRANTY DEED

This Warranty Deed Made this 24 day of February, 2021 by Ronald J Frontiero and Mary E Frontiero, Husband and Wife hereinafter called the grantor, whose post office address is:

4234 Brandywine Drive, Boca Raton, Florida 33487

to: Steven A Reese Jr whose post office address is:

1756 Berkshire Circle, Vero Beach, FL 32908

hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Indian River County, Florida, viz:

Lot 217, Millstone Landing P.D. Phase 2, according to the map or plat thereof, as recorded in Plat Book 23, Page(s) 19 through 23, inclusive, of the Public Records of Indian River County, Florida.

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 12/31/2020, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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:

Walter Mohamed
Witness

Maria Gascon
Witness

Ronald J Frontiero
Ronald J Frontiero

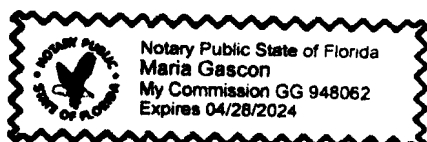
Mary E Frontiero
Mary E Frontiero

State of Florida

County of Palm Beach.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of February, 2021 by Ronald J Frontiero and Mary E Frontiero, Husband and Wife, who ☒ are personally known or ☐ have produced drivers' licenses as identification.

[Seal]



Notary Public

Print Name: Maria Gascon

My Commission Expires: 04/28/2024