

Prepared by and return to:

John Joseph McHugh, Jr., Esq.
1555 Indian River Blvd., Suite 125
Vero Beach, FL 32960
(727) 226-7400

Parcel Identification No. 33-40-19-00002-0270-00206/0

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 14th day of April, 2021 between Diane Towle and John A. DeBenedetto Jr., as joint tenants with full rights of survivorship and not as tenants in common, hereinafter called the grantor, to John A. DeBenedetto Jr, whose post office address is 36 Frederick Road, Billerica, MA 01821 hereinafter called the grantee,

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:

APARTMENT NO. 206, OF CONDOMINIUM APARTMENT BUILDING NO. 27, OF VISTA ROYALE, PHASE 1, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORD BOOK 545, PAGE 254, TOGETHER WITH ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS DECLARED IN SAID DECLARATION TO BE APPURTENANT TO THE ABOVE DESCRIBED DWELLING UNIT.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Grantor states that the above described property is not their homestead or on any property which is adjacent or contiguous thereto.

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Jacquelyn Walsh Ram
Witness

Printed Name: Jacquelyn Walsh Ram

Christopher G. Fallon
Witness

Printed Name: CHRISTOPHER G FALLON

Diane Towle
Diane Towle

99 Highland Avenue

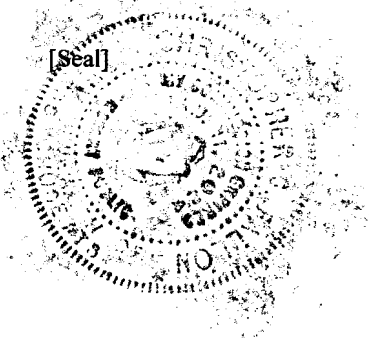
Malden, MA 02148
Address

STATE OF MASS

COUNTY OF Middlesex

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of April, 2021 by Diane Towle and who are personally known or have produced driver licenses as identification.

Christopher G. Fallon
Notary Public
Print Name: CHRISTOPHER G FALLON



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:

Witness
Printed Name: **John J. McHugh, Jr.**

John A. DeBenedetto Jr.
John A. DeBenedetto Jr.

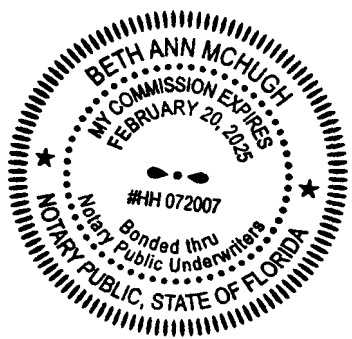
Beth Ann McHugh
Witness
Printed Name: **Beth Ann McHugh**

36 Fredrickson Road
Billerica, MA 01821
Address

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of April, 2021 by Diane Towle and John A. DeBenedetto Jr. who are personally known or have produced driver licenses as identification.

[Seal]



Beth Ann McHugh
Notary Public
Print Name: **Beth Ann McHugh**