

Prepared By/Return to:
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4445 N. Hwy. A1A, Ste. 110
Vero Beach, Florida 32963
File No.: 21-357.v

Parcel ID #: 32-39-01-00020-0006-00001/0

Warranty Deed

This Warranty Deed made this 16 day of May, 2021, between **Magoo, Inc.**, an Ontario corporation ("Grantor"), whose address is 383 Ellis Park Road, Unit 101, Toronto, ON M6S 5B2, Canada, and **Eugene G. Bewkes, IV and Bradley M. Michelson, a married couple** ("Grantee"), whose address is 15 Ralsey Road South, Stamford, CT 06902.

For and in consideration of the sum of Ten & 00/100's Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, Grantor has granted, bargained and sold to Grantee and Grantee's heirs forever that certain land located in Indian River County, Florida, further described as follows:

Lot 1, Block F, River Club at Carlton PRD Plat 3, according to the plat thereof as recorded in Plat Book 17, Page 14, of the Public Records of Indian River County, Florida;

TOGETHER WITH

A portion of Lot 2, Section 1, Township 32 South, Range 39 East, Indian River County, FLorida, said portion being bounded on the North by the above described Lot 1, Block F, River Club at Carlton PRD Plat 3, bounded on the East by the West Line of The Shores subdivision, according to the plat thereof as recorded in Plat Book 11, Page 61, of the Public Records of Indian river County, Florida; and bounded on the South and West by the mean high water mark of the Indian River.

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining.

Grantor hereby covenants with said grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. *Singular and plural are interchangeable as context requires.

Subject to taxes for the year 2021 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.

**Warranty Deed
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In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

Laura M. Verdin
1st Witness Name: _____

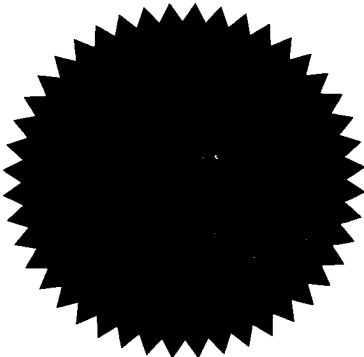
Margaret Fuller
2nd Witness Name: _____

Magoo, Inc, an Ontario corporation

By: [Signature]
Robert Lymer, President

Location of Signing: Huntsville, Ontario

The foregoing instrument was acknowledged before me by means of ☒ physical appearance, or ☐ online notarization, this 6 day of May, 2021, by Robert Lymer, as President of Magoo, Inc., an Ontario corporation, on behalf of the corporation ☐ who is personally known to me or ☒ who has produced Canadian Passport as identification.



[Signature]
Notary Public
My Commission Expires: No Expiration Date

**Laura Michelle Verdin
Barrister, Solicitor & Notary Public
LSUC # 64270B**