

Prepared by and return to:

Christine F Canady

Treasure Coast Title & Settlement of Vero, LLC

815 Beachland Boulevard, Vero Beach, FL 32963

(772) 299-5022

File No TREAVB23-139C

Parcel Identification No 33-38-01-00021-0010-00003/0

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WARRANTY DEED

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

This indenture made the 8th day of June, 2023 between **Ferdinando Cristofori, an unmarried man**, whose post office address is **2131 Penbrook Drive, Mount Pleasant, WI 53406**, of the County of Racine, State of Wisconsin, Grantor, to **David Thomas MacDonald and Marina Lynn MacDonald, husband and wife**, whose post office address is **1640 Pointe West Way, Vero Beach, FL 32966**, of the County of Indian River, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Indian River, Florida, to-wit:

Lot 3, Block J, Pointe West North Village, Phase III PD, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 22 through 26, inclusive, of the Public Records of Indian River County, Florida.

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

Subject to taxes for 2023 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 Grantees 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:

Jaylee M Porcelli
WITNESS

Jaylee Porcelli
Printed Name of First Witness

WITNESS

Christopher Junker
Printed Name of Second Witness

Ferdinando Cristofori
Ferdinando Cristofori

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 9th day of June, 2023, by Ferdinando Cristofori.

Jaylee M Porcelli

Signature of Notary Public
Print Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: XX

Type of Identification

Produced: Valid Drivers License

