

Prepared by and return to:

Jaylee Porcelli  
Premier Title Partners of Florida, LLC  
3885 20th Street, Suite 202, Vero Beach, FL 32960  
(772) 206-4601  
File No PREMVB23-370S

Parcel Identification No 32-39-26-00016-0005-00203.0

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## WARRANTY DEED

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

This indenture made the 8<sup>th</sup> day of January, 2024 between Dean Thomas Lucera, an unmarried man, whose post office address is PO Box 2033, Vero Beach, FL 32961, of the County of Indian River, State of Florida, Grantor, to Tammy Dixon, Trustee of Testamentary Special Needs Trust FBO Kimberly Brooke Massengale dated July 5, 2023, whose post office address is 1590 South 42ND Circle, 203, Vero Beach, FL 32967, of the County of Indian River, State of Florida, Grantee:

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 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, Florida, to-wit:

**Unit 5-203 of Laguna Of Vero Beach, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1777, Page 1733, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.**

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

**Full power** and authority is hereby conferred on the trustee to protect, to conserve, to sell, to lease, to encumber, or otherwise manage and dispose of the real property described herein.

**Subject to taxes** for 2024 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:

Jaylee Porcelli  
WITNESS  
Jaylee Porcelli  
Printed Name of First Witness  
Address:  
815 Beachland Blvd.  
Vero Beach FL 32963

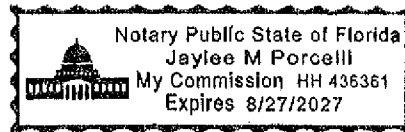
Dean Thomas Lucera  
Dean Thomas Lucera

Ashley Cooper  
WITNESS  
Ashley Cooper  
Printed Name of Second Witness  
Address:  
815 Beachland Blvd  
Vero Beach, FL 32968

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 8th day of January, 2024, by Dean Thomas Lucera.

Jay 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