

This Instrument Prepared by and Return to:

Jeff McClure

Alliance Title of the Treasure Coast, LLC

725 Commerce Center Drive

Ste A

Sebastian, FL 32958

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

File No.: 2403009

WARRANTY DEED

This Warranty Deed, Made the 28th day of March, 2024, by **Nicolo A Episcopo and Anna I Episcopo, as husband and wife**, whose post office address is: **374 Bay Harbor Terrace, Sebastian, FL 32958**, hereinafter called the "Grantor", to **Ameron Homes, INC., a Florida corporation**, whose post office address is: **PO Box 780874, Sebastian, FL 32978**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Forty Four Thousand Dollars and No Cents (\$144,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Indian River County, Florida**, to wit:

Lots 3, 4, Block 307, Sebastian Highlands Unit 10, according to map or plat thereof as recorded in Plat Book 6, Page 37, of the Public Records of Indian River County, Florida. (Vacant Land)

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 2024, 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 IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: _____

Printed Name: _____

Jeffrey T. McClure

725A Commerce Ctr Dr
Sebastian, FL 32958

Nicolo A Episcopo

Witness Signature: _____

Printed Name: _____

Anna I Episcopo

Hayley Cascio

State of Florida

County of Indian River

725 Commerce Center Dr.

Sebastian, FL 32958

The foregoing instrument was acknowledged before me this 28th day of March, 2024 by Nicolo A Episcopo and Anna I Episcopo, as husband and wife, who is/are personally known to me or has/have produced driver license(s) as identification.

Notary Public Signature: _____

Printed Name: _____

Jeffrey T. McClure

My Commission Expires: _____

(SEAL)

