

Return to:
Name: Professional Title of The Treasure Coast, Inc.
Address: 1546 US Highway 1
Sebastian, FL 32958
This instrument prepared by: Madison Davis
Professional Title of The Treasure Coast, Inc.
1546 US Highway 1
Sebastian, FL 32958
File No.: 2024-57509

WARRANTY DEED

10.00
2870.00

This Warranty Deed Made this 18 day of April, 2024 by Home Run Properties of South Florida LLC, a Florida Limited Liability Company hereinafter called the grantor, whose post office address is: 4055 -12 Ave, Vero Beach, FL 32968

to: Vincent Mazzola III and Amanda S. Mazzola, Husband and Wife whose post office address is:

1520 33rd Ave, Vero Beach, FL 32940
hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Indian River County, Florida, viz:

Lot 14, Terilil Terrace Subdivision, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 94, of the Public Records of Indian River County, Florida.

This property is not the homestead of the Grantor (s).

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 12/31/2023, 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, Sealed and Delivered in Our Presence:

[Signature]
Witness **Cynthia M. Rich**

[Signature]
Home Run Properties of South Florida LLC, By:
Clinton Walker, Managing Member

Print Name and Address:
1546 N US #1
Sebastian, FL 32958

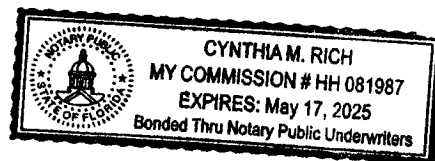
[Signature]
Witness **Dina Robinson**

Print Name and Address:
1546 N US #1
Sebastian, FL 32958

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of April, 2024 by Clinton Walker, Managing Member of Home Run Properties of South Florida LLC who is personally known or has produced a driver's license as identification.

[Seal]



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____