

**Prepared by and Return To:**

JoAnn Webster  
Majesty Title Services, a division of LandCastle Title  
Group, LLC  
705 17th Street  
Vero Beach, FL 32960

**Order No.:** VB082405001

APN/Parcel ID(s): 32-39-28-00001-0120-00006/0

**WARRANTY DEED**

THIS WARRANTY DEED dated June 3, 2024, by Michael Beasock and Tina Beasock, husband and wife, hereinafter called the grantor, to Albert Iovino, a single man, whose post office address is 4036 58th Ave, Vero Beach, FL 32966, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Indian River, State of Florida, to wit:

The North 142 feet of the South 502 feet of the West 10 acres of Tract 12, Section 28, Township 32 South, Range 39 East, according to the last general plat of lands of the Indian River Farms Company, filed in the office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 2, Page 25; said land now lying and being in Indian River County, Florida, and also described as:

The East 293.15 feet of the West 328.15 feet of the South 502 feet of Tract 12, Section 28, Township 32 South, Range 39 East, according to the last general plat of lands of the Indian River Farms Company, filed in the office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 2, Page 25.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 December 31, 2023.

**WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

*Stacy King*  
Witness Signature

Stacy King  
Print Name

Address: 705 17th St  
Vero Beach, FL 32960

*[Signature]*  
Michael Beasock

*[Signature]*  
Tina Beasock

Address: 5832 St Rd 85  
Chancellor, AL 36316

*[Signature]*  
Witness Signature

Jo Ann Webster  
Print Name

Address: 705 17th St.  
Vero Beach, FL 32960

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of [ X ] physical presence or [ ] online notarization, this 3<sup>rd</sup> day of June, 2024, by Michael Beasock and Tina Beasock, to me known to be the person(s) described in or who has/have produced DC as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

*[Signature]*  
NOTARY PUBLIC  
My Commission Expires:

