

Prepared by and return to:

Sherri Reynolds
Supreme Title Solutions, LLC
1410 19th Place
Vero Beach, FL 32960
(772) 403-6161
File No 24-06-2146

Parcel Identification No 33-39-24-00028-0000-0001.0

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 28th day of June, 2024 between **Anthony Gangale and Maria Gangale, individually and as Co-Trustees of Anthony C. Gangale and Maria A. Gangale Revocable Living Trust u/a/d 11/11/2021**, whose post office address is **2073 Grey Falcon Circle Southwest, Vero Beach, FL 32962**, of the County of Indian River, State of Florida, Grantor, to **Glauco Daniel da Rosa Coelho and Mara Ione Coelho, husband and wife**, whose post office address is **9 Coolidge Street, Stoneham, MA 02180**, of the County of Middlesex, Commonwealth of Massachusetts, 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:

UNIT NO. 1 OF FORTIFIED STORAGE CENTER, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 3604, PAGE 1, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 2073 Grey Falcon Circle Southwest, Vero Beach, FL 32962.

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

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 covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Anthony C. Gangale and Maria A. Gangale Revocable Living Trust u/a/d 11/11/2021

By: [Signature]
Anthony Gangale, individually and as Co-Trustee

By: [Signature]
Maria Gangale, individually and as Co-Trustee

[Signature]
WITNESS
PRINT NAME: Kimberly Ludwig

1410 19th Place
Vero Beach, FL 32960
WITNESS 1 ADDRESS

[Signature]
WITNESS
PRINT NAME: Sherri Reynolds

1410 19th Place
Vero Beach, FL 32960
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 26th day of June, 2024, by Anthony Gangale and Maria Gangale, individually and as Co-Trustees of Anthony C. Gangale and Maria A. Gangale Revocable Living Trust u/a/d 11/11/2021.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: Driver License

