

This Document Prepared By and Return to:  
Nicola L. Zagarolo, Esq.  
Champagne Title Services, Inc.  
3800 NE Third Avenue  
Pompano Beach, FL. 33064

Parcel ID Number: 33-39-36-00003-0650-00012/0

## Warranty Deed

This Indenture, Made this 27<sup>th</sup> day of June, 2024 A.D., Between Mustaq Ali, a married man of the County of Alachua, State of Florida, grantor, and Keith John Bronson, Jr, a single man and McKenzie Walczak, a single woman whose address is: 685 21st Street SW, Vero Beach, FL 32962 of the County of Indian River, State of Florida, grantees.


Witnesseth that the GRANTOR for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Indian River, State of Florida to wit:

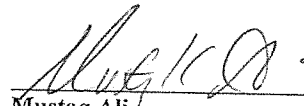
Lot 12, and West 5 feet of Lot 13, Block 65, A Resubdivision of Portions of Blocks 65 through 69, Vero Beach Highlands Unit Two, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 70, of the Public Records of Indian River County, Florida.


The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is 3521 SE 21st Avenue, Gainesville, Fl. 32641.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

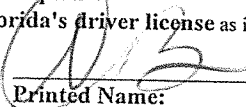
  
Printed Name: Angela Christine Bragg  
P.O. Address: 6507 Emerson Ave  
 Ft. Pierce, FL 34957  
Witness

  
Mustaq Ali  
P.O. Address: 3521 SE 21st Avenue, Gainesville,  
FL 32641

  
Printed Name: David Bragg  
P.O. Address: 6507 Emerson Ave  
 Ft. Pierce, FL 34957  
Witness

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of  physical presence or  online  
notarization, this 27 day of June, 2024, by Mustaq Ali  
who is personally known to me or who has produced his Florida's driver license as identification.

  
Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires:

