

## COURTHOUSE BOX 49

Rec Fee: \$27.00  
Doc Stamps: \$2,940.00

Prepared by:  
Donald B. Womersley  
Oceanside Title & Escrow, Inc.  
3501 Ocean Drive  
Vero Beach, Florida 32963

File Number: W2408025OR

### General Warranty Deed

Made this 2nd day of October, 2024 A.D. By **Michael E. Kiefer, Jr., a married man, Individually and as Trustee of the Michael Kiefer, Jr. Trust dated September 21, 1999 as Amended and Restated November 24, 2010, as Amended**, whose address is: 1370 55th Ct SW, Vero Beach, Florida 32968, hereinafter called the grantor, to **James Patino, a single man**, whose post office address is: 1943 62nd Dr, Vero Beach FL 32966, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) 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, viz:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Parcel ID Number: **33390500001011000031.0**

Grantor herein hereby warrants that he does not reside on the subject property and that it is not adjacent or contiguous with his Homestead and no member of the Grantor's family dependent upon him for support resides on the subject property and the subject property is Not his Homestead as described as defined by Article 10 Section 4 of the Florida Constitution.

**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 December 31, 2023.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 [Signature] [Signature]  
Witness #1 Print Name **DONALD B. WOMERSLEY** **Michael E. Kiefer, Jr., Individually**  
Address: 1370 55th Ct SW, Vero Beach, FL 32968

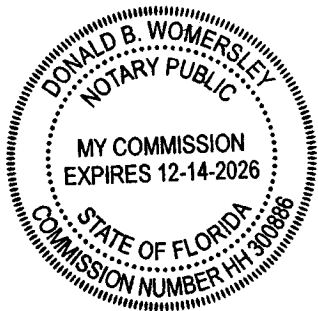
Witness #1 Address 3501 OCEAN DR  
VERO BEACH, FL 32963

Witness #2 [Signature] [Signature]  
Witness #2 Print Name **Sandra Dudley** **Michael E. Kiefer, Jr., as Trustee of the Michael Kiefer, Jr. Trust dated September 21, 1999 as Amended and Restated November 24, 2010, as Amended**  
Address: 1370 55th Ct SW, Vero Beach, FL 32968

Witness #2 Address 3501 OCEAN DR  
VERO BEACH, FL 32963

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of X physical presence or      online notarization, this 27<sup>th</sup> of SEPTEMBER, 2024 by Michael E. Kiefer, Jr., Individually and as Trustee of the Michael Kiefer, Jr. Trust dated September 21, 1999 as Amended and Restated November 24, 2010, as Amended, who is personally known to me or who produced FL DL as identification.



[Signature]  
Notary Public  
**DONALD B. WOMERSLEY**  
Notary Print Name

My Commission Expires: 12-14-2026  
(Notary Seal)

## **Exhibit "A"**

Commencing at the Northwest corner of the West 10.15 acres of the East 20.15 acres of Tract 11, Section 5, Township 33 South, Range 39 East, according to the last general plat of 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, thence run South 30 feet, more or less, to the South boundary line of the Indian River Farms Drainage District right of way; thence run South 325 feet to the Point of Beginning; thence run South 200 feet, thence run East 150 feet, thence North 200 feet, thence run West 150 feet to the Point of Beginning; said land lying and being in Indian River County, Florida.

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Legal Description