

Prepared by and return to:  
Pamela Phillips  
Landing Title Agency, Inc.  
1679 Garden Avenue  
Melbourne, FL 32934  
(321) 259-4445  
File Number: 2024-502

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## Warranty Deed

**This Warranty Deed** made this 3rd day of October, 2024 between **Rosinski Realty Inc., a Massachusetts Corporation** whose post office address is **417 Springfield Street, Agawam, MA 01001**, grantor, and **Integrity Customs Builders Inc., a Florida Corporation** whose post office address is **115 24th Avenue, Vero Beach, FL 32962**, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida** to-wit:

**Lot 10, Block J, OSLO PARK UNIT NO. 6, according to the map or plat thereof as recorded in Plat Book 4, Page 27, Public Records of Indian River County, Florida.**

**AND**

**Lot 11, Block J, OSLO PARK UNIT NO. 6, according to the map or plat thereof as recorded in Plat Book 4, Page 27, Public Records of Indian River County, Florida.**

**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 **12/30/2023**.

**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  
 Printed Name: Pamela Phillips  
 P.O. Address: 407 Wickham Sp. Road  
Jungwood, FL 32779

[Signature]  
 Witness  
 Printed Name: AME BROWN  
 P.O. Address: 407 Wickham Sp. Road  
Jungwood, FL 32779

State of Florida  
 County of Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of October, 2024 by Joe Rosinski, President of Rosinski Realty Inc. who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]

 Pamela J. Phillips  
 Notary Public  
 State of Florida  
 Comm# HH072680  
 Expires 12/15/2024

**Rosinski Realty Inc.**, a Massachusetts Corporation

By: [Signature]  
 Joe Rosinski, President

[Signature]  
 Notary Public  
 Print Name: Pamela Phillips  
 My Commission Expires: 12-15-2024