

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Kelly L. Traver, Esq.
Wallace & Wallace, LLP
85 Civic Center Plaza, Suite LL3
Poughkeepsie, New York 12601

Tax Id No: **32-32-40-00006 0030-00031.0**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 31st day of December, 2024 by **JON P. VINCITORE, A Married Man**, whose post office address is 9 Locust Road, Poughkeepsie, New York 12603, hereinafter called the Grantor, to **BENJAMIN VINCITORE** whose post office address is 46 Wennington Drive, Poughkeepsie, New York 12603 **as TRUSTEE OF THE VINCITORE FAMILY IRREVOCABLE LIVING TRUST**, hereinafter called the Grantees:

(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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) DOLLARS 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, State of Florida, viz.:

Lot 31, Block 3, VERO BEACH ESTATES, according to the plat thereof, as recorded in Plat Book 5, Page 8 of the Public Records of St. Lucie County Florida: said land now lying and being in Indian River County, Florida.

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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, and hereby 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, 2024.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:



Witness #1 Signature



JON P. VINCITORE

Kelly L. Traver

Witness #1 Print Name:

375 Salt Point Turnpike
Poughkeepsie, New York 12603

Address:



Witness #2 Signature

Ana L. Valencia-Rivas

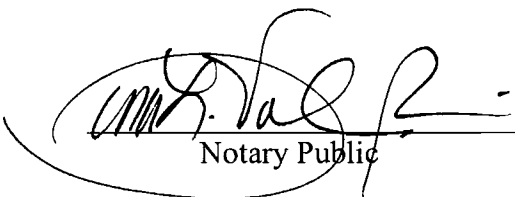
Witness #2 Print Name:

154 Manchester Road
Poughkeepsie, New York 12603

Address:

STATE OF NEW YORK, COUNTY OF DUTCHESS, ss.

On the 31st day of December, 2024, before me, the undersigned, personally appeared **JON P. VINCITORE**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

ANA L. VALENCIA-RIVAS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01VA6135662
Qualified in Dutchess County
Commissions Expires October 24, 2025