

Return to.

Prepared by:
Debra Tyll
Principal Title Services, LLC
1833 Edgewater Drive
Orlando, Florida 32804

File Number: 09-3009

General Warranty Deed

Made this April 10, 2009 A.D. By **Deborah S. Borfitz n/k/a Deborah S. Blandino, a married woman joined by her husband James Blandino whose address is: 2365 28th Ave SW Vero Beach, FL 32968** hereinafter called the grantor, to **Eduardo Melendez, a single man** whose post office address is: 6356 4th Street, Vero Beach, FL 32968, 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:

Lots 12 and 13, Block J, Pine Tree Park, Unit No. 2, according to the plat thereof, recorded in Plat Book 3, Page 46, of the Public Records of Indian River County, Florida.

Parcel ID Number: 333917000030010000120

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, 2008.

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:

Nancy Marrero
Witness Printed Name NANCY MARRERO

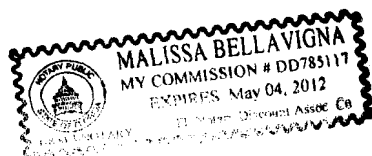
Malisse Bellavigna
Witness Printed Name Malisse Bellavigna

State of Florida
County of Indian River

Deborah S. Borfitz n/k/a Deborah S. Blandino (Seal)
Address:

James Blandino (Seal)
James Blandino
Address:

The foregoing instrument was acknowledged before me this 10 day of April, 2009, by Deborah S. Borfitz n/k/a Deborah S. Blandino, a married woman joined by her husband James Blandino, who is/are personally known to me or who has produced Drivers License as identification.



Malissa Bellavigna
Notary Public
Print Name: Malissa Bellavigna
My Commission Expires: 5/4/2012