

Return to:

Name: Alliance Title Insurance Agency Inc
Address: 730 E Strawbridge Ave, Suite 100
Melbourne, FL 32901

**RETURN TO:
ALLIANCE TITLE
730 E. STRAWBRIDGE AVE, SUITE 100
MELBOURNE, FL 32901**

This Instrument Prepared by:

Michelle McClure
Alliance Title Insurance Agency Inc
705-E Sebastian Blvd.
Sebastian, Florida 32958

as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
31-39-06-00025-0000-00165/0
Grantee(s) I.D.#(s):
File No:110020106

**WARRANTY DEED
(CORPORATION)**

This Warranty Deed Made the 20th day of May, 2010, by Green Brothers Construction, Inc., a corporation existing under the laws of Florida, and having its place of business at 725 Commerce Center Dr, Sebastian, Florida 32958, hereinafter called the grantor,

to Margaret M. Foley, *an unmarried adult* whose post office address is: 188 Side Hill Rd, Hingham, Massachusetts 02043, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$148,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Indian River County, Florida, viz:

Lot 165, ASHBURY, according to plat thereof, as recorded in Plat Book 20, Page(s) 1 through 12, of the 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 2010, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

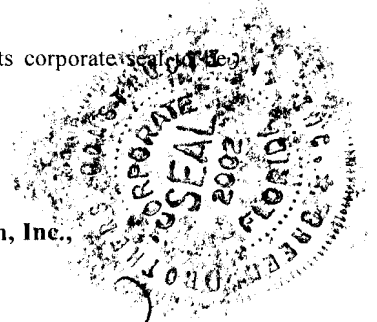
Signed, sealed and delivered in our presence:

Witness Signature:
Printed Name:

[Handwritten Signature]
Jeffrey T. McClure
[Handwritten Signature]
Michelle McClure

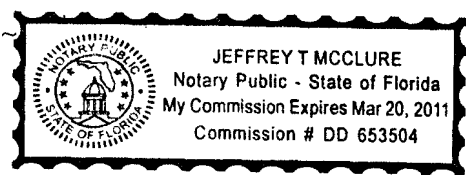
Greens Brothers Construction, Inc.,

BY: *[Handwritten Signature]*
Tammy A. Green, as vice president



STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 21st day of May, 2010, by Tammy A. Green as Vice President of Greens Brothers Construction, Inc., on behalf of the corporation. He/she is personally known to me or who has produced driver license(s) as identification.



[Handwritten Signature]
Notary Signature:
My Commission Expires: