

Prepared by:
Jo-Ann Webster
Security First Title & Escrow, LLC
1600 Sarno Road, Suite 20
Melbourne, Florida 32935

JS \$25.00

File Number: SF11221

General Warranty Deed

Made this April 22, 2011 A.D. By **Frank L. Blodgett and Sharon M. Colwell, husband and wife**, whose address is: 35555 Spur Hwy PMP 311, Soldotna, AK 99669, hereinafter called the grantor, to **James B. Raffel and Maria Raffel, husband and wife**, whose post office address is: 195 Leslie Rd., Cutchogue, NY 11935, 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:

Lot 62 of BRADFORD PLACE, according to the Plat thereof, recorded in Plat Book 21, Page(s) 28, of the Public Records of Indian River County, Florida.

Parcel ID Number: 33-39-23-00015-0000-00062/0

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, 2010.

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:

Cynthia C Beerleag
Witness Signature
Witness Printed Name Cynthia C Beerleag

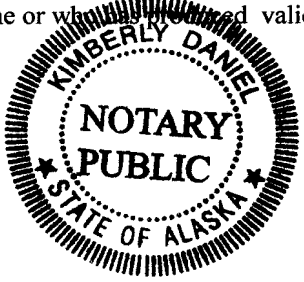
Frank L. Blodgett (Seal)
Frank L. Blodgett
Address: 35555 Spur Hwy PMP 311, Soldotna, AK 99669

Andra Winsmann
Witness Signature
Witness Printed Name ANDRA WINSMANN

Sharon M Colwell (Seal)
Sharon M. Colwell
Address:

State of Alaska
County of KPB

The foregoing instrument was acknowledged before me this 22nd day of April, 2011, by Frank L. Blodgett and Sharon M. Colwell, who is/are personally known to me or who presented valid drivers' license as identification.



Kimberly Daniel
Notary Public
Print Name: Kimberly Daniel
My Commission Expires: 7/15/14