

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

Return to: (enclose self-addressed stamped envelope)

Name: Professional Title
Address: 1546 N. U.S. 1
Sebastian, Fl 32958

This Instrument Prepared by:
Name: Professional Title
Address: 1546 N. U.S. 1
Sebastian, Fl 32958

Property Appraisers Parcel Identification

Folio Number(s): 31-38-24-00001-2600-00020/0

Grantee(s) S.S. # (s)

P-42464

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

1000
66500

This Warranty Deed, Made the 16 day of November, 2011, by Erik L. Kobal and Nadia A. Kobal, husband and wife, hereinafter called the Grantor, to Elias Cuevas and Cruz Marrero Cuevas, husband and wife, whose post office address is 1853 Central Park Avenue-Apt. 3A, Yonkers, NY 10710, hereinafter called the Grantee.

(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, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 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, State of Florida, viz:

Lot 20, Block 260, Sebastian Highlands, Unit 10, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 37, 37A through 370, inclusive, of the Public Records of Indian River County, Florida.

Subject to all valid restrictions, reservations, easements and zoning of record.

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, 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 the presence of:

Witness Signature (as to first Grantor)

Printed Name Mark Grigg

Witness Signature (as to first Grantor)

Printed Name Kathryn Seese

Witness Signature (as to Co-Grantor, if any)

Printed Name Mark Grigg

Witness Signature (as to Co-Grantor, if any)

Printed Name Kathryn Seese

STATE OF OHIO)

COUNTY OF Cuyahoga)

Erik L. Kobal and Nadia A. Kobal

Erik L. Kobal U.S.
Grantor Signature

Printed Name Erik L. Kobal

Post Office Address 174 E. 211th St., Euclid, OH 44128

Nadia A. Kobal U.S.
Co-Grantor Signature (if any)

Printed Name Nadia A. Kobal

Post Office Address 174 E. 211th St., Euclid, OH 44128

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

known to me to be the person S described in and who executed the foregoing instrument, who acknowledged before me that executed the same, and an oath was not taken. (Check one:) Said person(s) is/are personally known to me. Said person(s) provided the following type of identification: State Drivers Licenses



KATHRYN M SEESE
Notary Public, State of Ohio
My Commission Expires
December 02, 2015

Witness my hand and official seal in the County and State last aforesaid this 16th day of November, A.D. 2011.

Kathryn M. Seese
Notary Signature

Printed Name Kathryn M. Seese

Form Design, Seminole Paper & Printing Co., Inc., 1994
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