

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

File Number: SF13089

DS 1172.50

General Warranty Deed

Made this March 28, 2013 A.D. By **Alice C. LeClerc, unmarried widow individually and as Surviving Trustee of the Joseph D. LeClerc and Alice C. LeClerc Revocable Trust dated September 22, 2005**, hereinafter called the grantor, to **Montie A. Tesky and Jacqueline Tesky, husband and wife**, whose post office address is: 503 Boring Chapel Rd., Gray, TN 37615, 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 21 AND 22, BLOCK 440, SEBASTIAN HIGHLANDS, UNIT 17, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 46, 46A THROUGH 46P, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

Parcel ID Number: 31-39-19-00001-4400-00021/0


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

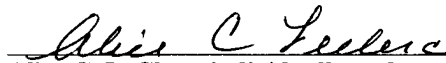
To Have and to Hold, the same in fee simple forever.

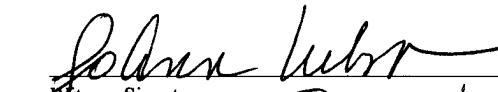
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2012.

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:


Witness Signature
Witness Printed Name JOSEPH I. BEAUDIN SR.

 (Seal)
Alice C. LeClerc, individually and as trustee
Address:

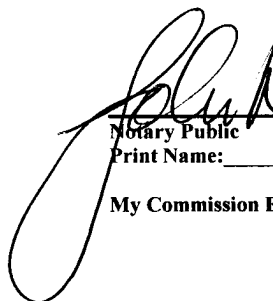

Witness Signature
Witness Printed Name JO Ann Webster

____ (Seal)
Address:

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 28th day of March, 2013, by Alice C. LeClerc, who is/are personally known to me or who has produced valid drivers' license as identification.




Notary Public
Print Name: _____
My Commission Expires: _____