



SUNBELT
TITLE AGENCY

Prepared by: JoAnn Webster
Sunbelt Title Agency
Return to: 558 W. New England Ave., Suite 220
Winter Park, FL 32789
File Number: 7998140247

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This Warranty Deed

Made this 23rd day of June, 2014 by Jose A. Astacio, A Single Man, hereinafter called the Grantor, to Gerald E. George and Minnibell L. Powell-George, husband and wife, whose post office address is: 2642 12th Square SW 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Indian River County, Florida, viz:

Lot 110, MAJESTIC OAKS SUBDIVISION, according to the plat thereof, recorded in Plat Book 17, Page(s) 11, 11A through 11D, inclusive, of the Public Records of Indian River County, Florida.

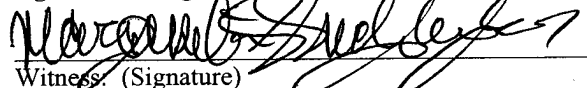
Parcel Identification Number: 33-39-26-00012-0000-00110/0

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

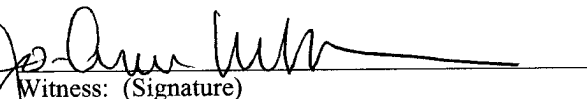
In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness: (Signature)

Print Name: MARGARITA S. SUDNYKOVA

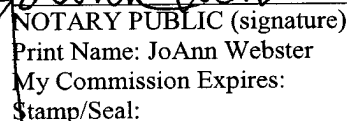

Jose A. Astacio
P.O. Box 690503
Vero Beach, FL 32969


Witness: (Signature)

Print Name: JoAnn Webster

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 23rd day of June, 2014, by Jose A. Astacio, who: [] is personally known to me or [x] produced DC as identification.


NOTARY PUBLIC (signature)
Print Name: JoAnn Webster
My Commission Expires:
Stamp/Seal:

