

This instrument prepared by & return to: Denielle Landers  
Harbor Title & Escrow, Inc.  
3201 Cardinal Drive  
Vero Beach, FL 32963

Consideration: \$515,000.00  
Rec.: \$18.50  
Tax ID No: 32393600014000000004.0  
Our File: 2015-1038

## General Warranty Deed

Made this 25th day of February, 2015 by

**I. Coleman Davis and E. Jane Davis, Husband and Wife**, 12828 Grand Traverse Drive, Dade City, FL 33525. hereinafter called the grantor, to:  
**Martha F. Fite, Trustee of the THE MARTHA FIELD FITE TRUST dated September 12, 1984** whose post office address is: 560 Sable Oak Ln, Vero Beach, FL 32963 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 Five Hundred Fifteen Thousand and 00/100 Dollars (\$515,000.00), and other variable considerations, 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, Florida, viz:

Lot 4, SAVANNAH OAKS SUBDIVISION UNIT II, according to the plat thereof as recorded in Plat Book 13, page 87, Public Records of Indian River County, Florida.

Together with a non-exclusive easement of ingress and egress over that certain roadway as recorded in Official Records Book 802, Page 2247, of the Public Records of Indian River County, Florida.

Pursuant to Florida Statutes Section 689.071 and the terms of the Trust Agreement, full power and authority is hereby granted to the said trustee, or her successor, to improve, protect, conserve, sell, lease, encumber or otherwise to manage, deal with and dispose of the real property described below, or any part thereof.

Parcel ID Number: 32393600014000000004.0

**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 .

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:

*Gillian Krieger*

Witness

**Gillian Krieger**

Print Name

*I. Coleman Davis*

I. Coleman Davis

*Denielle M. Landers*

Witness

**Denielle M. Landers**

Print Name

*E. Jane Davis*

E. Jane Davis

State of Florida

County of Indian River

The foregoing instrument was acknowledged before me this 25th day of February, 2015 by I. Coleman Davis and E. Jane Davis who has proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(SEAL)



*Denielle M. Landers*

Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_