

This Instrument Prepared by and Return to:
Michelle McClure
Alliance Title of the Treasure Coast, LLC
705-E Sebastian Blvd
Sebastian, FL 32958
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

File No.: 1503162

WARRANTY DEED

This Warranty Deed, Made the 13th day of April, 2015, by **Jeffrey G. Sowers**, an unmarried adult whose post office address is: 735 Palama Way, Lantana, FL 33462

hereinafter called the "Grantor", to **Simmons Hayes and Jemal Hayes, wife and husband** whose post office address is: **831 Montrose Avenue, Sebastian, FL 32958**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Seventy Five Thousand Dollars and No Cents (\$175,000.00)** 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**, to wit:

Lot 7, Block 324, Sebastian Highlands, Unit 13, according to map or plat thereof as recorded in Plat Book 7, Page 82A through 82F, inclusive, of the Public Records of Indian River County, Florida.

The property is the homestead of the Grantor(s).

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 2014, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: _____
Printed Name: Michelle McClure

Witness Signature: _____
Printed Name: Jeffrey G. Sowers

Witness Signature: _____
Printed Name: Jeffrey T. McClure

Witness Signature: _____
Printed Name: _____

Witness Signature: _____
Printed Name: _____

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 13th day of April, 2015 by Jeffrey G. Sowers, who are personally known to me or has have produced driver license(s) as identification.

Notary Public Signature _____
Printed Name: Michelle McClure

My Commission Expires: _____
(SEAL)

