

This Instrument Prepared by and Return to:

Anchor Land Title, Inc.

718 SW Port St. Lucie Blvd., Suite 6
Port St. Lucie, Florida 34953
772-621-8255

15-3624

Parcel ID No.: 33-40-31-00005-0070-00009/0

Warranty Deed

18.50 910.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made and executed the 8th day of **June, 2015** by

Frances T. Cooke

whose post office address is: **100 Sable Oak Lane #301, Vero Beach, FL 32963**, hereinafter called the Grantor, to

Raul Ordonez and Cristina A. Ordonez, husband and wife

whose post office address is: **2213 4th Avenue SE, Vero Beach, FL 32962**, 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)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 St. Lucie County, State of Florida,
viz:

Lot 9, Block 7, VERO SHORES - UNIT ONE, according to the Plat thereof, as recorded in Plat Book 5, at Page 52, of the Public Records of Indian River County, Florida.

Subject to easement, restrictions, and reservations of record and to taxes for the year 2015 and thereafter.

Grantor hereby warrants that she and Wayne H. Cooke were continuously married without interruption from a date prior to their acquisition of the above described property through the date of his death.

The land described herein is not the homestead property of the grantor(s), nor is it contiguous thereto.

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 grantors are lawfully seized of said land in fee simple; that the grantors have good and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all parties whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

