

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):
31-38-14-00005-0080-00001/0
File No.: 1506331

WARRANTY DEED

This Warranty Deed, Made the 24th day of July, 2015, by **Sushil Lulla and Mamta S. Lulla, husband and wife**, whose post office address is: **1108 Coverbrook Lane, Sebastian, FL 32958**, hereinafter called the "Grantor", to **Michael Zezima and Linda Zezima, husband and wife**, whose post office address is: **31 Copperlane, Levittown, NY 11756**

, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Sixty Nine Thousand Dollars and No Cents (\$69,000.00)** 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:

Unit A, Building 8, Sebastian Lakes Condominium, a Condominium, according to the Declaration of Condominium, as recorded in Official Records Book 750, Page 4, and all its attachments and amendments thereto, all in the Public Records of Indian River County, Florida, together with an undivided interest in the common elements appurtenant thereto.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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

Sushil Lulla

Witness Signature: _____

Printed Name: _____

Jeffrey T. McClure

Mamta S. Lulla

Witness Signature: _____

Printed Name: _____

Witness Signature: _____

Printed Name: _____

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 24th day of July, 2015 by Sushil Lulla and Mamta S. Lulla, husband and wife, who is/are personally known to me or has/have produced driver license(s) as identification.

Notary Public Signature: _____

Printed Name: Michelle McClure

My Commission Expires: 6/7/17
(SEAL)

