

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

Consideration: \$220,000.00
Rec.:
Tax ID No: 33-38-12-00006-0000-00163/.0
Our File: 2016-1297

General Warranty Deed

Made this 7th day of March, 2016 by

Julia A. Klestinec, Single, Individually and as Surviving Co-Trustee of the The Bruce P. Klestinec & Julia A. Klestinec Revocable Trust, 1201 Moriavi Woods Ct., Wake Forest, NC 27587
hereinafter called the grantor, to: **Tommy D. Kimes, Single** whose post office address is: 7855
15th Lane, Vero Beach, FL 32966 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 Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00), 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 163 of Pointe West Central Village, Phase IV PD, according to plat thereof as recorded in Plat Book 18, Page 46, 47 and 48, of the Public Records of Indian River County, Florida.

Parcel ID Number: **33-38-12-00006-0000-00163/.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 2015.

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 Gillian Krieger
 Print Name

 Witness Denielle M. Landers
 Print Name

 Julia A. Klestinec, Individually and as Surviving Co-Trustee of the The Bruce P. Klestinec & Julia A. Klestinec Revocable Trust

State of Florida

County of Indian River

The foregoing instrument was acknowledged before me this 7th day of March, 2016 by Julia A. Klestinec Individually and as Surviving Co-Trustee of the The Bruce P. Klestinec & Julia A. Klestinec Revocable Trust on behalf of The Bruce P. Klestinec & Julia A. Klestinec Revocable Trust who has proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(SEAL)

 Notary Public
 Printed Name: Denielle M. Landers
 My Commission
 Expires: 11/16/17

