

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

Consideration: \$53,000.00
Rec.: \$18.50
Tax ID No: 32390800001007000003.0
Our File: 2016-1435

General Warranty Deed

Made this 11th day of July, 2016 by

Glenda Browning, Single, 410 NW 5th Avenue, Mulberry, FL 33860, hereinafter called the grantor, to: **Azucena D. Molina, Married** whose post office address is: 6192 65th Street, Vero Beach, FL 32967 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 Fifty-Three Thousand and 00/100 Dollars (\$53,000.00), 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:

The North 178 feet of the South 435 feet of the West 10.51 acres of Tract 7, Section 8, Township 32 South, Range 39 East, according to the last general plat of lands of Indian River Farms Company filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 2 page 25, less the East 100 feet thereof and also less the West 25 feet thereof together with an easement for ingress and egress over and along and across the West 25 feet of the South 435 feet of the West 10.51 acres of Tract 7, Section 8, Township 32 South, Range 39 East. Said lands situate, lying and being in Indian River County, Florida

Parcel ID Number: **32390800001007000003.0**

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:

[Signature]
Witness

Devi Seemayer
Print Name

[Signature]
Witness
Denielle M. Landers

Print Name

[Signature]
Glenda Browning

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 8 day of July, 2016 by Glenda Browning who has proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(SEAL)

[Signature]
Notary Public
Printed Name: _____
My Commission _____
Expires: _____

