3120160039972 RECORDED IN THE RECORDS OF JEFFREY R. SMITH, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL
BK: 2949 PG: 821, 7/12/2016 4:04 PM D DOCTAX PD $1,169.00

This Instrument Prepared by and Return to:

Alliance Title of the Treasure Coast, LLC
725 Commerce Center Drive
Ste A
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):
31-38-13-00002-2020-00001/0
File No.: 1606044

WARRANTY DEED

This Warranty Deed, Made the 12th day of July, 2016, by **Joel Alan Kea, an unmarried individual**, whose post office address is: **4490 55th Street, Vero Beach, FL 32967**, hereinafter called the "Grantor", to **Thomas Rea and Julie Ann Rea,** husband and wife whose post office address is: **480 Perch Lane, Sebastian, FL 32958**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Sixty Seven Thousand Dollars and No Cents ($167,000.00)** 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 1, Block 202, Sebastian Highlands Unit 8, according to map or plat thereof as recorded in Plat Book 6, Page 9 through 14, 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 2016, 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: _____ Joel Alan Kea
Printed Name: Michelle McClure Joel Alan Kea

Witness Signature: _____
Printed Name: Jeffrey T. McClure

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 12th day of July, 2016 by Joel Alan Kea, an unmarried individual, who is/are personally known to me or has/have produced driver license(s) as identification.

_____ My Commission Expires: 6/7/17
Notary Public Signature (SEAL)
Printed Name:

MICHELLE MCCLURE
Notary Public - State of Florida
My Comm. Expires Jun 7, 2017
Commission # EE 860870
Bonded Through National Notary Assn.