



Prepared by
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First American Title Insurance Company
2001 9th Avenue, Suite 108
Vero Beach, FL 32960
(877)753-0344

Return to: Grantee

File No.: 2118-2354438
Consideration: \$137,000.00

WARRANTY DEED

This indenture made on **October 14, 2016** A.D., by

Richard P. Sheehan and Catherine A. McMahon-Sheehan, husband and wife

whose address is: **P.O. Box 690111, Vero Beach, FL 32969-0111**
hereinafter called the "grantor", to

Jose A. Ortiz and Linda C. Ortiz, husband and wife

whose address is: **320 Arcadia Drive, West Islip, NY 11795**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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:

Condominium Unit No. 2484, Building 9, of PALM ESTATES AT VERO BEACH CONDOMINIUM, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 2039, Page 1688, as amended from time to time, of the Public Records of Indian River County, Florida.

Parcel Identification Number: **33-39-04-00035-0090-02484/0**


Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.


Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 December 31st of 2015.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

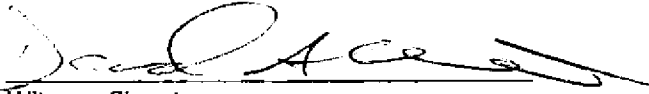

Richard P. Sheehan


Catherine A. McMahon-Sheehan

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: Tammy L SHRUM


Witness Signature

Print Name: DAVID KITCHEN

State of FL

County of Indian River

The Foregoing Instrument Was Acknowledged before me on October 14, 2016, by **Richard P. Sheehan and Catherine A. McMahon Sheehan, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.


Notary Public

Tammy L SHRUM
(Printed Name)

My Commission expires: 7/18/2018

