

This instrument prepared by & return to: Denielle Landers
Harbor Title & Escrow, Inc.
3800 20th Street
Vero Beach, FL 32960

Consideration: \$217,500.00
Rec.: \$18.50
Tax ID No: 33-39-15-00023-0000-00043/0
Our File: 2016-1477

General Warranty Deed

Made this 27th day of October, 2016 by

Patricia C. Messman-Teal, f/k/a Patricia C. Messman and Bradley A. Teal, Husband and Wife, 655 38th Court, Vero Beach, FL 32968. hereinafter called the grantor, to: **Stephen P. Drake and Sarah E. Drake, Husband and Wife** whose post office address is: 655 38th Ct, Vero Beach, FL 32968 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 Seventeen Thousand Five Hundred and 00/100 Dollars (\$217,500.00), 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 situated in Indian River, Florida, viz:

Lot 43, Woodbridge Estates Subdivision, according to the plat thereof recorded at Plat Book 13, Page 24, in the Public Records of Indian River County, Florida.

Parcel ID Number: **33-39-15-00023-0000-00043/0**

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:

Gillian Krieger
Witness Gillian Krieger

Print Name

Denielle M. Landers
Witness Denielle M. Landers

Print Name

Patricia C. Messman-Teal
Patricia C. Messman-Teal

Bradley A. Teal
Bradley A. Teal

State of Florida

County of Indian River

The foregoing instrument was acknowledged before me this ²⁵27th day of October, 2016 by Patricia C. Messman-Teal and Bradley A. Teal who have proved to me on the basis of satisfactory evidence to be the persons who appeared before me.

(SEAL)

Denielle M. Landers
Notary Public
Printed Name: _____
My Commission
Expires: _____

