

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

Consideration: \$16,500.00
Rec.: \$18.50
Tax ID No: 33-39-25-00004-0002-00008/0
Our File: 2016-1516

General Warranty Deed

Made this 2nd day of December, 2016 by

Martha Batiz, Married, 70 Bowkett Drive, Richmond Hill Ontario L4E0J6 Canada,. hereinafter called the grantor, to: **J & T Leasing LLC, a Florida Limited Liability Company** whose post office address is: 190 S.E. 19 AVE, Pompano Beach, FL 33060 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 Sixteen Thousand Five Hundred and 00/100 Dollars (\$16,500.00); 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:

Lots 8,13 & 14 , Block B, DIXIE HEIGHTS UNIT NO. 3, according to plat thereof as recorded in Plat Book 4, Page 84, of the Public Records of Indian River County, Florida.

Parcel ID Number: 33-39-25-00004-0002-00008/0

The property being herein conveyed is vacant land and not the homestead of the grantor. Her homestead is as stated above.

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.

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:

S. Rajaratnam
Witness

Shangami Rajaratnam
Print Name

Gabriela Campos
Witness

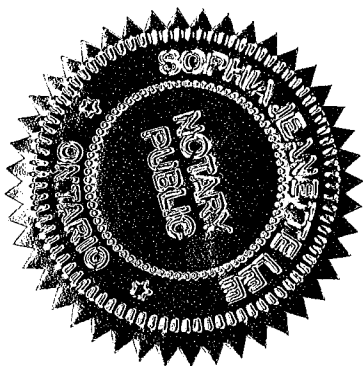
Gabriela Campos
Print Name

Martha Batiz

Country of Canada
Province of

The foregoing instrument was acknowledged before me this 25th day of November, 2016 by Martha Batiz who has proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(SEAL)



Sophia Jeanette Lee
Notary Public
Printed Name: Sophia Jeanette Lee
My Commission
Expires: Unlimited

I, Sophia Jeanette Lee, Notary Public of Ontario witnessed the above parties sign this document. I did not give legal advice and I did not prepare or not this document.

Axess Law P.C.
1070 Major Mackenzie Dr. East
Richmond Hill, Ontario
416-901-9638
www.axesslaw.com

SOPHIA JEANETTE LEE
Barrister, Solicitor & Notary Public
In and for the Province of Ontario
My commission is of unlimited duration
No Legal advice given.