

After Recording Return to:
Cindy Silverstein
Stewart Title Company
333 17th Street, Suite F
Vero Beach, FL 32960

This Instrument Prepared by:
Cindy Silverstein
Stewart Title Company
333 17th Street, Suite F
Vero Beach, FL 32960
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):
32-39-20-00007-0000-00110.0
File No.: 01206-62420

WARRANTY DEED

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2135-
This Warranty Deed, Made the 15th day of December, 2016, by Linda R. Portnoy, a single woman, whose post office address is: 1726 Berkshire Circle SW Vero Beach, FL 32968, hereinafter called the "Grantor", to Anthony V. Pumo and Alan J. Pumo, as tenants in common, whose post office address is: 4806 Ashley Lake Circle, Vero Beach, FL 32967, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$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:

Lot 110, ASHLEY LAKES NORTH, according to the plat thereof as recorded in Plat Book 19, Pages 99 through 106, 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 12/31/2016, 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: Cindy Silverstein

Printed Name: Cindy Silverstein

Linda R. Portnoy
Linda R. Portnoy

Witness Signature: Betty Barberio

Printed Name: Betty Barberio

Witness Signature: _____

Printed Name: _____

Witness Signature: _____

Printed Name: _____

State of Florida

County of Indian River

The foregoing instrument was acknowledged before me this 15th day of December, 2016 by Linda R. Portnoy, a single woman, who is/are personally known to me or has/have produced driver license(s) as identification.

Cindy Silverstein
Notary Public Signature

Printed Name: Cindy Silverstein

My Commission Expires: _____
(SEAL)

