



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

Return to: Grantee

File No.: 2118-2375616
Consideration: \$142,000.00

WARRANTY DEED

This indenture made on **January 12, 2017** A.D., by

Michael McNamara and Rachel McNamara, husband and wife

whose address is: **2395 Little Eagle Lane SW, Vero Beach, FL 32962**
hereinafter called the "grantor", to

Austin J. Flinchum, a single man

whose address is: **2076 28th Avenue, Vero Beach, FL 32960**
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:

Lot 14, Block 1, ALTONA HEIGHTS, according to the map or plat thereof, as recorded in Plat Book 1, Page 76, of the Public Records of Indian River County, Florida.

Parcel Identification Number: **33-39-03-00012-0010-00014/0**

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 2016.

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

Michael P. McNamara

Michael McNamara

Rachel McNamara

Rachel McNamara

Signed, sealed and delivered in our presence:

[Signature]

Witness Signature

Print Name: Tammy L Shrum

State of FL

County of Indian River

[Signature]

Witness Signature

Print Name: Rebecca Goodner

The Foregoing Instrument Was Acknowledged before me on January 12, 2017, by **Michael McNamara and Rachel McNamara, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

[Signature]

Notary Public

Tammy L Shrum

(Printed Name)

My Commission expires: 7/18/2018

