

After Recording Return to:

Maritza Jimenez
Florida Title & Guarantee Agency
1580 Sawgrass Corporate Parkway, Suite 410
Sunrise, FL 33323

This Instrument Prepared by:

Maritza Jimenez
Florida Title & Guarantee Agency
1580 Sawgrass Corporate Parkway, Suite 410
Sunrise, FL 33323
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):
31380100003116000010 0
File No.: 925658

WARRANTY DEED

This Warranty Deed, Made the 13th day of January, 2017, by Michael Federowicz, a single man, whose post office address is: 1144 Friendship Drive, Vero Beach, FL 32966, hereinafter called the "Grantor", to Scott A Fairbanks, Berta I Fairbanks, husband and wife and Bernardo Rozen, a married man, whose post office address is: 686 Joy Street, Sebastian, FL 32958, 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 10, Block 116, SEBASTIAN HIGHLANDS UNIT 2, according to the plat thereof, as recorded in Plat Book 5, Page 35, of the Public Records of Indian River County, Florida.

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, 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: [Signature]
Printed Name: Jeffrey Crawford

Witness Signature: [Signature]
Printed Name: Michael Federowicz

Witness Signature: [Signature]
Printed Name: LISA M NUCCIO

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 13th day of January, 2017 by Michael Federowicz who is are personally known to me or has have produced Florida's License as identification.

[Signature]
Notary Public Signature
Printed Name: LISA M NUCCIO

My Commission Expires: 11/19/17
(SEAL)

