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Prepared by and return to:

Rebecca F. Emmons
Rossway Swan Tierney Barry Lacey & Oliver P.L.
2101 Indian River Blvd. Suite 200
Vero Beach, FL 32960
772-231-4440
File Number: 31689-003

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Warranty Deed

This Warranty Deed made this 30th day of March, 2017, between **Kenneth A. "Chip" Landers, the Court appointed Administrator Ad Litem of the Estate of Simona Almanza a/k/a Maria Simona Almanza, deceased**, whose post office address is **c/o Kenneth A. Landers, Admin., 3377 Ocean Drive, Vero Beach, FL 32963**, Grantor, and **Bernardino Almanza, a married man**, whose post office address is **9436 126th Ave., Fellsmere, FL 32948**, Grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida** to-wit:

Lots 25, 26, 27 and 28, Block 68, Town of Fellsmere, according to the map or plat thereof as recorded in Plat Book 2, Page 3, Public Records of St. Lucie County, Florida; Said land now lying and being in Indian River County, Florida.

Parcel Identification Number: 31-37-00-00009-0680-00025/0

Subject to the following:

1. Taxes subsequent to December 31, 2016: and
2. Covenants, conditions, restrictions, easements, and limitations of record, without thereby reimposing the same, and all applicable zoning ordinances;

And the Grantor, subject to the foregoing, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

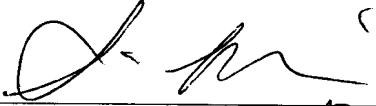
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

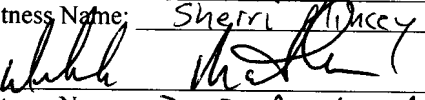
To Have and to Hold, the same in fee simple forever.

[Signature Page Follows]

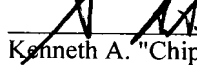
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Sherri Mincey


Witness Name: DEBORAH MATHER

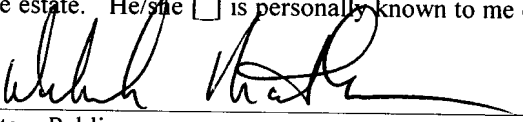
Estate of Maria Simona Almanza

By: 
Kenneth A. "Chip" Landers, Administrator

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 30 day of March, 2017 by Kenneth A. "Chip" Landers, Administrator of Estate of Maria Simona Almanza, on behalf of the estate. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: DEBORAH MATHER

My Commission Expires: _____

