

This instrument was prepared incident to the issuance of a title insurance contract, and is to be returned to:

Jessica L. Corley, an employee of
Liberty Title Company of America, Inc.
1844 SE Port St. Lucie Blvd
Port St. Lucie, Florida 34952

File Number: SL-17-0128

General Warranty Deed

This deed made this April 29, 2017 A.D. By **Denis R. Alarie and Karen J. Alarie, husband and wife**, whose post office address is 2024 Albany Terr SW, Vero Beach, FL 32968, hereinafter called the Grantor, to **Larry Sheets, an unmarried man**, whose post office address is 2048 Grey Falcon Circle SW, Vero Beach, Florida 32962, 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 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, viz:

Lot 138, Falcon Trace-Plat Six, a subdivision according to the plat thereof recorded at Plat Book 21, Page 96, in the Public Records of Indian River County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel ID Number: 33-39-35-00008-0000-00138/0

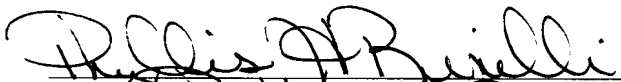
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 December 31, 2016.

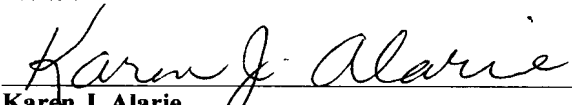
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness
Print Name Phyllis H. Rinelli

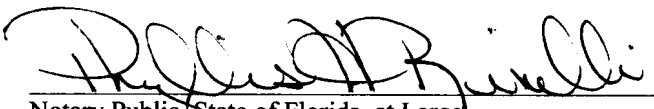

Denis R. Alarie
Address:


Witness
Print Name Jessica L. Corley


Karen J. Alarie
Address:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 29th day of April, 2017, by Denis R. Alarie and Karen J. Alarie, who are either personally known to me or who have produced identification of sufficient character so as to identify said individual(s) with reasonable certainty; and who did not take an oath.


Notary Public, State of Florida, at Large

My Commission Expires:

Type of identification (Check One):

☒ Drivers License
☐ Government (State or Federal ID Card)
☐ Other
☐ Passport
☐ Resident Alien ID Card

