



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

Return to: Grantee

File No.: 2118-2495993
Consideration: \$115,000.00

WARRANTY DEED

This indenture made on **December 20, 2017** A.D., by

Sandra G. West, a married woman

whose address is: **5715 Hwy 85 North 2122 Crestview , FL 32536**
hereinafter called the "grantor", to

Brian Edward Gallagher, a single person

whose address is: **1909 Tamara Trail 3B, Unit 3B Vero Beach, FL 32966**
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:

Unit 3B, TAMARA GARDENS, PHASE II, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 667, Page 1183, as amended from time to time, of the Public Records of Indian River County, Florida, together with exclusive right of use of the following limited common elements: Parking Space - 3B.

Parcel Identification Number: **333801000110030000020**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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 2018.

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

Sandra G. West
Sandra G. West

Signed, sealed and delivered in our presence:

Michele B. Carlson
Witness Signature:
Michele B. Carlson
Print Name:

Rachel Carlson
Witness Signature
Print Name: Rachel Carlson

State of AZ

County of MARICOPA

The Foregoing Instrument Was Acknowledged before me on **December 20, 2017**, by **Sandra G. West, a married woman** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Michele B. Carlson
Notary Public

Michele B. Carlson
(Printed Name)

My Commission expires: 7-28-19

