

Prepared by/Return to:
Kathy Sullivan
Sullivan Title Services, LLC
1900 S. Harbor City Blvd., Suite 319
Melbourne, FL 32901
File No. 1712005
Consideration: \$154,000.00
Stamps: \$1,078.00

GENERAL WARRANTY DEED

Made this 28th day of December, 2017, A.D. by TERRY D. MEACHAM a single man, whose post office address is 6175 S. Mirror Lake Drive, Unit 210, Sebastian, Florida, hereinafter called the grantor, to ROBERT K. SIMMONS and ARLINE SIMMONS, husband and wife, as tenants by the entirety, whose post office address is 4096 Fairway Place, North Port, Florida, 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:

Apartment Unit No. 210 of Reflections on the River #1, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 674, Page(s) 1752, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel ID: 31-39-17-00004-0010-00210

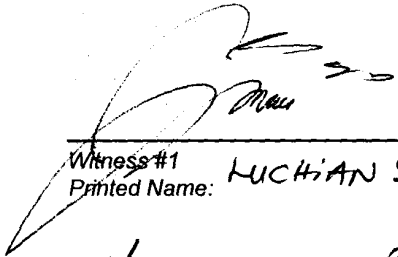
Subject to taxes and assessments for the current year and all subsequent years.
Subject to restrictions, easements, and covenants of record.
Subject to all applicable zoning rules and regulations.
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

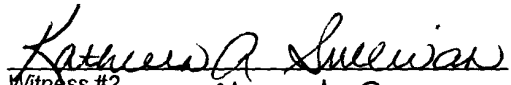
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

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 #1
Printed Name: LUCHIAN S. BERCEA

 (Seal)
TERRY D. MEACHAM


Witness #2
Printed Name: Kathleen A. Sullivan

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 28th day of December, 2017, by TERRY D. MEACHAM, who is personally known to me or who produced a Florida Driver's License as identification


Notary Public

