

This instrument prepared by & return to: Denielle Landers
Harbor Title & Escrow, Inc.
Pelican Plaza
4729 N. A1A Suite # 122
Vero Beach, FL 32963

Consideration: \$310,000.00
Rec.: \$18.50
Tax ID No: 33-39-24-00022-0000-00014/0
Our File: 2018-1958

General Warranty Deed

Made this 24th day of August, 2018 by **Amy L. Henry, Single**, whose post office address is 2341 W 164th Place, Broomfield, CO 80024 hereinafter called the grantor, to **Timothy J. Martin and Loretta Y. Martin, A Married Couple** whose post office address is 229 11th Square SW, Vero Beach, FL 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 Three Hundred Ten Thousand and 00/100 Dollars (\$310,000.00), 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 situated in Indian River County, Florida, viz:

Lot 14, SERENOA PHASE 1, according to the map or plat thereof recorded in Plat Book 21, Pages 18 through 27, inclusive, of the Public Records of Indian River County, Florida.

Parcel ID Number: **33-39-24-00022-0000-00014/0**

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 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:

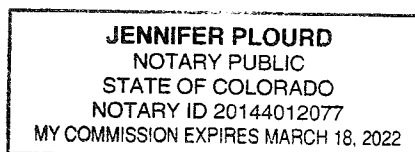
Paul Addo
Witness #1

Amy L. Henry
Amy L. Henry

Paul Addo
Print Name

John A. Kears
Witness #2

John Klaasen
Print Name

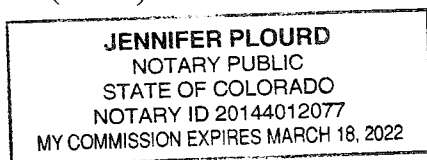


State of Colorado

County of Adams

The foregoing instrument was acknowledged before me this 14th day of August, 2018 by Amy L. Henry who has proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(SEAL)



Jennifer Plourd
Notary Public
Printed Name: Jennifer Plourd
My Commission Expires: March 18, 2022