

After Recording Return to:
Laurie Easterwood
Stewart Title Company
333 17th Street, Suite F
Vero Beach, FL 32960

This Instrument Prepared by:
Laurie Easterwood
Stewart Title Company
333 17th Street, Suite F
Vero Beach, FL 32960

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
33401600000003000004.0
File No.: 315667

WARRANTY DEED

This Warranty Deed, Made the 29th day of November, 2018, by John Green, a/k/a John Greene, a single man, whose post office address is: 104 Garden Beach Lane, Canaveral Air Station, FL 32925, hereinafter called the "Grantor", to Michael Mikowitz, a single man, whose post office address is: 1486 Pelican Lane, Vero Beach, FL 32963, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Two Hundred Ninety Five Thousand Dollars and No Cents (\$295,000.00)** 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 situate in **Indian River** County, Florida, to wit:

From the Northeast corner of Government Lot 3, Section 16, Township 33 South, Range 40 East, run South on the East boundary line of said Government Lot 3, a distance of 135 feet; thence run West on a line parallel to the North boundary line of Government Lot 3 a distance of 225 feet to a Point of Beginning; thence run West on a line parallel to the North boundary line of said Government Lot 3 a distance of 100 feet; thence run South a distance of 135 feet to a point; thence run East parallel to the North line of said Government Lot 3 a distance of 100 feet; thence run North a distance of 135 feet to the Point of Beginning.

Together with and subject to an Easement for Ingress, Egress and Regress over a strip of land more particularly described in Official Records Book 394, Page 497, of the Public Records of Indian River County, Florida.

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, 2018, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Symontha Plognick John Green John M. Green
Printed Name: Symontha Plognick John Green, a/k/a John Greene

Witness Signature: Laurie S Easterwood
Printed Name: Laurie S Easterwood

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 29th day of November, 2018 by **John Green, a/k/a John Greene, a single man**, who has produced driver license(s) as identification.

Laurie S Easterwood My Commission Expires: _____
Notary Public Signature (SEAL)
Printed Name: Laurie Easterwood

