

Return to:  
First Title of Broward, Inc.  
2803 E. Commercial Boulevard, Second Floor  
Fort Lauderdale, Florida 33308

Instrument Prepared By:  
Christopher P. Kelley, Esquire  
Christopher P. Kelley, P.A.  
11098 Biscayne Boulevard, Suite 205  
Miami, Florida 33161

Folio No. 33390200004013000020.0

### WARRANTY DEED

THIS INDENTURE, Made this 30<sup>th</sup> day of January, 2019,  
Between **EFRAIN DUARTE, a single man, and OTTO JESUS MARTIN, a single man,**  
GRANTORS, and **JESUS DIMAS, JR. and CHRISTINE ANN DIMAS, husband and**  
**wife**, whose post office address is 2336 20<sup>th</sup> Street, Vero Beach, Florida 32960,  
GRANTEES,

WITNESSETH, That said GRANTORS, for and in consideration of the sum of Ten  
and NO/100 Dollars, and other good and valuable considerations to said GRANTORS in  
hand paid by said GRANTEES, the receipt whereof is hereby acknowledged, have  
granted, bargained and sold to the said GRANTEES, and GRANTEES' heirs and assigns  
forever, the following described land, situate, lying and being in **Indian River County,**  
Florida to-wit:

*See Exhibit "A" attached hereto and made a part hereof as if fully set forth  
herein.*

SUBJECT TO: Applicable zoning and/or restrictions and prohibitions  
imposed by governmental authority; Conditions, Restrictions limitations,  
reservations, easements, and other matters appearing on records, if any;  
Utility easements of record, and taxes for the year 2019 and subsequent  
years.

and said GRANTORS do hereby fully warrant the title to said land, and will defend the  
same against the lawful claims of all persons whomsoever.

Warranty Deed  
Duarte & Martin s/t Dimas

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seals the day and year first above written.

Signed, sealed, and delivered in our presence:

Yolanda Urrutia  
Witness Name

Yolanda Urrutia  
Print Name

Jandra M. Guevedo  
Witness Name

SANDRA M. GUEVEDO  
Print Name

Efrain Duarte  
**EFRAIN DUARTE** Grantor  
6455 Rubia Circle  
Apollo Beach Florida 33572

STATE OF FLORIDA )

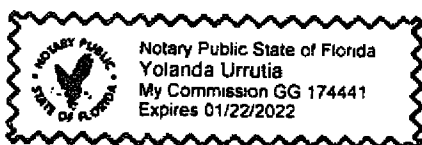
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **EFRAIN DUARTE, a single man**, who produced Florida Drivers License, as identification, and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this 29th day of January, 2019.

Yolanda Urrutia  
NOTARY PUBLIC, State of FLORIDA at Large

My commission expires:



Warranty Deed  
Duarte & Martin s/t Dimas

Signed, sealed, and delivered in our presence:

*Walter M. Muel*  
Witness Name

*Dalia E. Madrid*  
Print Name

*Christopher P. Kelley*  
Witness Name  
CHRISTOPHER P. KELLEY

Print Name

STATE OF FLORIDA )

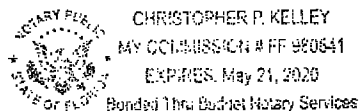
COUNTY OF *Miami Dade* )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **OTTO JESUS MARTIN**, a **single man**, who produced *Fla Driver's License*, as identification, and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this *30<sup>th</sup>* day of *January*, 2019.

*Christopher P. Kelley*  
NOTARY PUBLIC, State of FLORIDA at Large

My commission expires:



Warranty Deed  
Duarte & Martin s/t Dimas

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

Lots 21, 22, and 23, Block 13, MC ANSH PARK, a subdivision in the City of Vero Beach, according to the plat thereof, recorded in Plat Book 1, Page 28, Public Records of Indian River County, Florida and that part of Lot 20, Block 13, Mc Ansh Park, described as follows: Beginning at the most Northeasterly corner of said Lot 20, run Southerly along the rear Lot line, which is the dividing line between Lots 20 and 26, of said Block 13, a distance of 5.6 feet to the common corner of Lots 20, 23, 24, and 26, thence run Southwesterly along the rear line of said Lot 20, a distance of 53.5 feet to the common corner of Lots 20, 22, and 23, of said Block 13, thence run in a Westerly direction along the Southerly boundary of said Lot 20, a distance of 104.6 feet to the Westerly boundary of Lot 20 and which Westerly boundary faces or fronts upon Cortex Avenue thence run Northerly along the Westerly boundary of Lot 20, a distance of 30 feet to a point in the Westerly boundary of said Lot 20, thence run in a straight line to the Point of Beginning.

Commonly known as: 2336 20<sup>th</sup> Street  
Vero Beach, Florida 32960