

RETURN TO/THIS INSTRUMENT PREPARED BY:

Mortgage Connect, L.P.
260 Airside Drive
Moon Township, PA 15108

This instrument prepared by:
ANNA MARIE STEPNIK
Mortgage Connect, L.P.
260 Airside Drive
Moon Township, PA 15108

OUTSTANDING MORTGAGE BALANCE \$84,126.07
TAXABLE VALUE @ 50% \$42,063.03
TAX DUE \$294.70

WARRANTY DEED

PROPERTY PARCEL ID: 33-39-15-0004-0007-00009/0
FILE NO: 1062831

This Warranty Deed Made this 9TH day of APRIL, 2019,

by ROBIN M. DAVIS, WHO ACQUIRED TITLE AS ROBIN M. JONES whose marital status is: A MARRIED WOMAN hereinafter called the grantor, whose post office address is: 610 40TH AVENUE, VERO BEACH, FL 32968 to CRAIG DAVIS AND ROBIN M. DAVIS, HUSBAND AND WIFE AS JOINT TENANTS whose post office address is: 610 40TH AVENUE, VERO BEACH, FL 32968 hereinafter called the grantee

WITNESSETH: That said grantor, for and in consideration of the sum of \$ONE AND NO/100 dollars, 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:

See Exhibit A attached hereto and made a part hereof

BEING the same premises which THOMAS S. COHN, A MARRIED MAN in deed dated SEPTEMBER 22, 1995 and recorded SEPTEMBER 27, 1995 in the INDIAN RIVER County Recorder's Office in Deed Book Volume 1073, page 1893, granted and conveyed to ROBIN M. JONES, A SINGLE ADULT, the Grantors herein.

This property IS the homestead of the Grantor(s). 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 APRIL 9, 2019, 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, Sealed and Delivered in Our Presence:

Charlan S. Thomas
Witness CHARLAN S. THOMAS

Brittney King
Witness Brittney King

Robin M. Davis

ROBIN M. DAVIS
Address: 610 40TH AVENUE, VERO BEACH, FL
32968

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STATE OF FLORIDA

COUNTY OF INDIAN RIVER

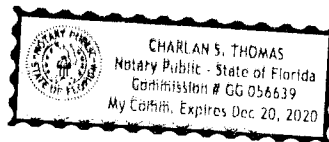
The foregoing instrument was acknowledged before me this 18th day of APRIL, 2019 by

ROBIN M. DAVIS who is/are
personally known to me or who has/have produced driver license(s) as identification.

Charlan S. Thomas
Notary Public

Printed Name: CHARLAN S. THOMAS

My Commission expires: 12/20/20



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Exhibit A
Legal Description

The following described land, situate, lying and being in Indian River County, Florida, to-wit:

Lot 9, Block G, Citrus Gardens, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Indian River County, Florida recorded in Plat Book 3, Page 81; said lands situate, lying and being in Indian River County, Florida.

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