

This instrument prepared by & return to: Gillian Krieger
Harbor Title & Escrow, Inc.
Pelican Plaza
4729 N. A1A Suite # 122
Vero Beach, FL 32963
Consideration: \$139,000.00
Rec.: \$18.50
Tax ID No: 33-39-04-00003-0000-00018/0
Our File: 2019-2133

General Warranty Deed

Made this 31st day of July, 2019 by **Miken Properties LLC, a Colorado limited liability company, a Colorado Limited Liability Company**, whose post office address is 3812 Wright Court, Wheat Ridge, CO 80033 hereinafter called the grantor, to **Sara P. Radcliff and Duane Radcliff, Wife and Husband** whose post office address is 3840 Wright Street, Wheat Ridge, CO 80033 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 One Hundred Thirty-Nine Thousand and 00/100 Dollars (\$139,000.00), 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 18, EUCALYPTUS PLACE, according to the plat thereof, as recorded in Plat Book 5, Page 72, of the Public Records of Indian River County, Florida.

Parcel ID Number: **33-39-04-00003-0000-00018/0**

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 2018.

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:

Jessica Thamann
Witness

Jessica Thamann
Print Name

Kassandra Booth
Witness

Kassandra Booth
Print Name

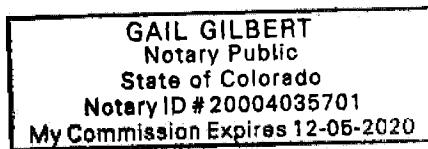
Miken Properties LLC, a Colorado limited liability company

By: Michael F. Lewis *managing member*
Michael F. Lewis, Managing Member

State of Colorado
County of Jefferson

The foregoing instrument was acknowledged before me this ¹⁰ day of July, 2019 by a Colorado limited liability company, By: Michael F. Lewis, Managing Member on behalf of Miken Properties LLC, a Colorado limited liability company who has proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(SEAL)



Gail Gilbert
Notary Public
Printed Name: Gail Gilbert
My Commission
Expires: 12/15/2020