

After Recording Return to:
Beth Hoffman
Stewart Title Company
1701 S Highway A1A, Suite 104
Vero Beach, FL 32963

This Instrument Prepared by:
Beth Hoffman
Stewart Title Company
1701 S Highway A1A, Suite 104
Vero Beach, FL 32963
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):
33390100056010000003.0
File No.: 508500

WARRANTY DEED

This Warranty Deed, Made the 7 day of September, 2019, by Joann Branner, a married woman, whose post office address is: 16163 Gardendale Drive, Tampa, FL 33624, hereinafter called the "Grantor", to Laura Hillerman and Michael Margolin, wife and husband, whose post office address is: 421 North Peppertree Dr, Vero Beach, FL 32963, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Zero Dollars and No Cents (0.00)** 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:

Condominium Parcel B-3, OAK PARK TERRACE UNIT 10, according to the Declaration of Condominium thereof recorded in Official Records Book 582, Page 1697, as amended of the Public Records of Indian River County, Florida. Together with an undivided interest in the common elements declared in said Declaration to be appurtenant to the above described dwelling unit.

The property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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: Tracy Hall
Printed Name: Tracy Hall

Witness Signature: Eric Styles
Printed Name: Eric Styles

Joann Branner
Joann Branner FL DL B656-436-53-861-0

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 7 day of September, 2019, by Joann Branner, who has produced driver license(s) as identification.

Tracy Hall
Notary Public Signature
Printed Name: Tracy Hall

My Commission Expires: 10/2/2021
(SEAL)



TRACY HALL
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG147615
Expires 10/2/2021