

**PREPARED BY AND RETURN TO:**

KULAS LAW GROUP

Joshua K. Crawford, Esq

2100 SE Hillmoor Drive, Suite 105

Port St. Lucie, Florida 34952

**PREPARED FOR:**

LORENZO O. TELLERIA and

ANABELLE YANEZ TELLERIA

598 Gossamer Wing Way

Sebastian, Florida 32958

Parcel I.D. #33-39-10-00030-0010-00001/3

## Warranty Deed

**SPACE ABOVE FOR RECORDER'S USE**

This Warranty Deed made on January 20, 2020, between LORENZO TELLERIA A/K/A LORENZO O. TELLERIA AND ANABELLE YANEZ A/K/A ANABELLE YANEZ TELLERIA, husband and wife, Grantors, to LORENZO O. TELLERIA AND ANABELLE YANEZ TELLERIA, Trustees, or their successors in trust, under the LORENZO TELLERIA TRUST AGREEMENT, dated October 7, 2014 and any amendments thereto, Grantee, whose address is 598 Gossamer Wing Way, Sebastian, Florida 32958.

The Grantors, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to the Grantors in hand paid by the Grantee, the receipt of which is hereby acknowledged, have granted, bargained, and sold to the Grantee and Grantee's successors and assigns forever the following described land situated in the County of Indian River, State of Florida:

Unit 3, Building "A", Lot 1, Sandalwood Subdivision

Commencing a point being 44.85 feet East and 25.25 feet South of the North West corner of Lot 1 of Sandalwood Subdivision, as recorded in Plat Book 11, Page 11, of the Public Records of Indian River County, Florida; thence run South 89 degrees 50 minutes 25 seconds East along the North face of the building a distance of 20.13 feet to a point; said point being on the centerline of the North South common wall of Building "A"; thence run South 00 degrees 09 minutes and 35 seconds West along said centerline a distance of 40.13 feet to a Point of Beginning; said point being the intersection of the East West common wall and the North South common wall; thence continue South 00 degrees 09 minutes 35 seconds West along the said centerline of the North South common wall a distance of 40.13 feet to a point; said point being the South face of Building "A"; thence run South 89 degrees 50 minutes 25 seconds East along said South face a distance of 40.13 feet to a point; said point being on the East face of the existing fence; thence run North 00 degrees 09 minutes 35 seconds East along said East face of the existing fence a distance of 40.13 feet to a point; said point being the East extension of the centerline of the East West common wall; thence run North 89 degrees 50 minutes 25 seconds West along said centerline a distance of 40.13 feet to the Point of Beginning.

Said land is free of all encumbrances, except taxes for the year in which the deed is given; and restrictions, reservations, limitation, covenants, conditions and easements of record, if any; insofar as same are valid and enforceable (however, this clause shall not be construed to reimpose same.)

The Grantors hereby fully warrant the title to this land and will defend the same against the lawful claims of all persons whomsoever. The Grantors confer upon said Grantee the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property conveyed by this deed, pursuant to Section 689.071, Florida Statutes. Where used herein the terms Grantor and Grantee shall be construed as singular or plural as the context requires.

By executing or joining this deed, we intend to waive homestead rights that would otherwise prevent a deceased spouse from devising the homestead property described in this deed to someone other than the surviving spouse.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Signed, sealed and delivered in our presence:

[Signature]  
First Witness Signature

Joshua K. Crawford  
First Witness Printed Name

[Signature]  
Second Witness Signature

Jennifer Smith  
Second Witness Printed Name

[Signature]  
LORENZO TELLERIA A/K/A  
LORENZO O. TELLERIA  
598 Gossamer Wing Way  
Sebastian, Florida 32958

[Signature]  
ANABELLE YANEZ A/K/A  
ANABELLE YANEZ TELLERIA  
598 Gossamer Wing Way  
Sebastian, Florida 32958

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this date, January 20, 2020 by LORENZO TELLERIA A/K/A LORENZO O. TELLERIA and ANABELLE YANEZ A/K/A ANABELLE YANEZ TELLERIA, who are personally known to me or who have produced a driver's license as identification.

[Signature]  
Notary Public - Signature

My Commission Expires:  
(NOTARY SEAL)

Julie Maher  
Print Name of Notary, (Title or Rank and Serial Number, if any)

Julie Maher  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG018323  
Expires 9/25/2020