

This Instrument Prepared by and Return to:  
Alliance Title of the Treasure Coast, LLC  
725 Commerce Center Drive  
Ste A  
Sebastian, FL 32958  
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):  
31-38-28-00002-0140-00014/0  
File No.: 2002044

### WARRANTY DEED

This Warranty Deed, Made the 21<sup>st</sup> day of February, 2020, by **Deborah A. Girard**, whose marital status is Single, whose post office address is: **20 Noreen Dr., Southampton, MA 01073**, hereinafter called the "Grantor", to **J Jesus Zamora Pena**, whose post office address is: 202 S. Pine Street, Fellsmere, FL 32948, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Sixteen Thousand Dollars and No Cents (\$16,000.00)** 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 situate in **Indian River County, Florida**, to wit:

Lot 14, Block N, Vero Lake Estates, Unit H-1, according to map or plat thereof as recorded in Plat Book 5, Page 92, of the Public Records of Indian River County, Florida.

The 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 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 IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

#1	Witness Signature: <u>[Signature]</u>	<u>[Signature]</u>
	Printed Name: <u>Sarah W. [unclear]</u>	Deborah A. Girard
#2	Witness Signature: <u>[Signature]</u>	
	Printed Name: <u>Monica J. Houle</u>	

State of MA  
County of Hampshire

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of February, 2020 by Deborah A. Girard, who is/are personally known to me or has/have produced driver license(s) as identification.

[Signature]  
Notary Public Signature  
Printed Name: Anita J Sedlak

My Commission Expires: 9/28/2023  
(SEAL)

