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Return to:
Name: Professional Title of The Treasure Coast, Inc.
Address: 1546 US Highway 1
Sebastian, FL 32958
This instrument prepared by: Cindy Rich
Professional Title of The Treasure Coast, Inc.
1546 US Highway 1
Sebastian, FL 32958
File No.: 2020-52945

WARRANTY DEED

This Warranty Deed Made this 25 day of NOV, 2020 by James A. Williford II and Michele L. Maurer-Williford, Husband and Wife hereinafter called the grantor, whose post office address is: 6155 S. Miran Lake Dr. #303, Sebastian, FL 32958

to: Ruth Balboni whose post office address is: 107 C Ethyl Way, Stoughton, MA 02072 hereinafter called the grantee

WITNESSETH: That said grantor, for and in consideration of the sum of Ten Dollars, and other variable 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:

Apartment Unit 303 of Reflections On The River III, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 708, Page(s) 2638, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

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 , 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.

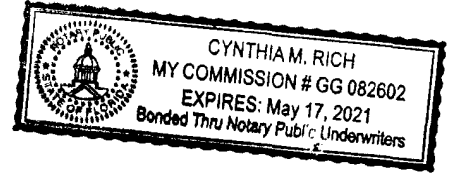
Signed, Sealed and Delivered in Our Presence:

Witness Cynthia M. Rich
Papczynski
Witness Jessica M. Papczynski
State of Florida
County of Indian River

James A. Williford II
James A. Williford II
Michele L. Maurer-Williford
Michele L. Maurer-Williford

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of NOV, 2020 by James A. Williford II and Michele L. Maurer-Williford who are personally known or have produced driver licenses as identification.

[Seal]



Cynthia M. Rich
Notary Public
Print Name: Cynthia M. Rich
My Commission Expires: _____