

Prepared by:
Debra A. Richard
Dependable Title Services of Florida, Inc.
1627 U.S. Highway 1, Suite 204
Sebastian, Florida 32958

File Number: 22-0133

General Warranty Deed

Made this September 2, 2022 A.D. By **Susan L. Rux, a single woman**, whose post office address is: 1537 NE Cedar St, Apt 102, Jensen Beach, Florida 34957, hereinafter called the grantor, to **Fulvio L. Sanchez and Consuelo Sacotto Lopez, husband and wife**, whose post office address is: 117 Hinchman Avenue, Sebastian, Florida 32958, 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 Ten Dollars, (\$10.00) 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, viz:

Lot 5, Block 441, SEBASTIAN HIGHLANDS UNIT 17, according to the plat thereof, recorded in Plat Book 8, Page 46, of the Public Records of Indian River County, Florida.

More commonly known as: 117 HINCHMAN AVE, Sebastian, Florida 32958

Parcel ID Number: **31391900001441000005.0**

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 December 31, 2021.

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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:

Debra A. Richard
Witness
Printed Name: Debra A. Richard

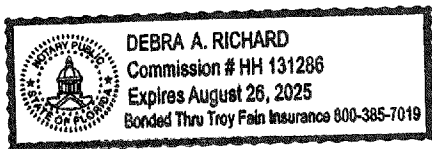
Susan L. Rux 9/2/2022
Susan L. Rux
Address: 1537 NE Cedar St, Apt 102, Jensen Beach, Florida
34957

Lesia Darwell
Witness
Printed Name: Lesia Darwell

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of X physical presence OR online notarization, this 2nd day of September, 2022, by Susan L. Rux, who is/are personally known to me or who has produced

FLDL-111 as identification.
(SEAL)



Debra A. Richard
Notary Public
Print Name: Debra A. Richard

My Commission Expires: 8/26/25