

This Document Prepared By and Return to:
Christopher J. Twohey, Esq.
Twohey & Shankman, P.A.
3778 SE Ocean Boulevard
Stuart, Florida 34996

Parcel ID Number: 33-39-03-00001-0160-00014/0

Warranty Deed

This Indenture, Made this **30th** day of **October**, **2023** A.D., **Between**
Christos Ellinas
of the County of **Middlesex**, State of **Connecticut**, **grantor**, and
Patricia J. Mansfield and Jay B. Smith, wife and husband
whose address is: **129 Millvale Rd., Haverhill, MA 01830**
of the County of **Essex**, Commonwealth of **Massachusetts**, **grantees.**

Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN DOLLARS (\$10),

and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Indian River**, State of **Florida** to wit:

Begin at the Southeast corner of Section 3, Township 33 South, Range 39 East; Thence run West 40 feet; Thence run North 345.5 feet; Thence run West 124.76 feet; Thence run North 65 feet to the Point of Beginning; Thence run West 124.7 feet, more or less, to the East Right of Way of 28th Avenue; Thence run North 65 feet along the East Right of Way line of 28th Avenue; thence run South 90°55' East a distance of 124.65 feet; thence run South 65 feet to the Point of Beginning, Said lands lying and being in Indian River County, Florida.

SUBJECT TO:

- 1. Taxes for the year 2023, and all subsequent years;**
- 2. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;**
- 3. Restrictions and matters appearing on the Plat or otherwise common to the subdivision; and**
- 4. Public utility easements of record, if any.**

* GRANTORS FURTHER COVENANT THAT THE ABOVE DESCRIBED PROPERTY DOES NOT NOW, NOR HAS IT EVER CONSTITUTED THE HOMESTEAD OF GRANTORS.

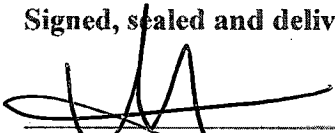
and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.


Signed, sealed and delivered in our presence:



 Witness Signature
 Print Witness Name: MICHAEL KATSOUNAKIS



 Christos Ellinas
 P.O. Address: 15 George Dr., Old Saybrook, CT 06475




 Witness Signature
 Print Witness Name: April FAIRBANKS

State of Connecticut

County of Middlesex

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of October, 2023, by Christos Ellinas who is personally known to me or who has produced his DL as identification.



 Notary Public Signature
 Print Notary Public Name: April Fairbanks
 My Commission Expires:

