

466682

This Warranty Deed Made the 30th day of July A. D. 1986 by

Leroy Brown and Lena A. Brown, his wife

hereinafter called the grantor, to MAE HELEN McCUTCHEON and STANLEY L. JENNINGS
4405 34th Court
Vero Beach, Florida 32960

RETURN TO: L

whose postoffice address is
hereinafter called the grantee:

(Wherever used herein the terms "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 \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, attens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Indian River County, Florida, viz:

Lots 1 and 2, Block 1, Hargrove Subdivision, according to plat thereof filed in the office of the Clerk of the Circuit Court of Indian River County, Florida in Plat Book 4, page 18.

Subject to all easements, restrictions, rights of way and reservations of record; and subject to all taxes and assessments for the year 1986 and all subsequent years.

The grantors herein state that this property is not their Homestead Property.

DOC. ST. - AMT. \$ 30.00
FREDA WRIGHT, Clerk of Circuit Court
Indian River County - by *Clinton Stricker*

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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, 19 85.

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:

Judy Mennin
One E. Mennin

Lena A. Brown
Leroy Brown

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Leroy Brown and Lena A. Brown, aka Lena Brown,
his wife

to me known to be the personS described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of July A. D. 19 86.

Judy Mennin

This Instrument prepared by: Leroy Brown
Box 5101, Gifford, Fla.

SPACE BELOW FOR RECORDERS USE

FILED FOR RECORD
BOOK AND PAGE ABOVE
RECORD VERIFIED
1986 JUL 31 PM 12:33
FREDA WRIGHT
CLERK OF CIRCUIT COURT
INDIAN RIVER CO., FLA.
Frederick D. Wright, D.C.

1986 JUL 31 PM 12:33