

Prepared by and Return to Michelle Wheeler,
an employee of First International Title, Inc.
201 SW Port St. Lucie Blvd.
Suite 205
Port St. Lucie, FL 34984
File No.: 82981-40

WARRANTY DEED

This indenture made on May 16, 2016, by **Vasil Todoroski and Vera Todoroski, husband and wife** hereinafter called the "grantor", to **Jared Greenberg and Emily Greenberg, husband and wife** whose address is: 702 SW Abode Avenue, Port St. Lucie, FL 34953 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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 St. Lucie County, **Florida**, to-wit:

Lot 26, Block 2325, PORT ST. LUCIE SECTION THIRTY THREE, according to the Plat thereof, recorded in Plat Book 15, Page(s) 1, 1A to 1V of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 3420-660-3520-000/9

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2015.

Prepared by and return to:
Victoria A Persaud
Paralegal
William J. Ridings, Jr.
10850 S. U.S. Highway 1 Suite
Port Saint Lucie, FL 34952
772-335-4307
File Number: Greenberg
Will Call No.:

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Warranty Deed

This Warranty Deed made this 25th day of July, 2008 between **Raymond A. Gensinger, Sr. and Mary T. Gensinger, husband and wife** whose post office address is **1457 S.W. Flounder Lane, Port Saint Lucie, FL 34953**, grantor, and **Jared Michael Greenberg, a single man** whose post office address is **702 SW Abode Ave, Port Saint Lucie, FL 34953**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

Lot 21, Block 2326, PORT ST. LUCIE SECTION THIRTY-THREE, according to the Plat thereof, as recorded in Plat Book 15, Page 1,1A through 1V, of the Public Records of St. Lucie County, Florida.

Subject to Covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 3420-660-3547-000/4

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, 2007**.

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:

Victoria A. Persaud
 Witness Name: Victoria A. Persaud
Roberta Goldberg
 Witness Name: ROBERTA GOLDBERG

Mary T. Gensinger (Seal)
 Mary T. Gensinger

Victoria A. Persaud
 Witness Name: Victoria A. Persaud
Roberta Goldberg
 Witness Name: ROBERTA GOLDBERG

Raymond A. Gensinger, Sr. (Seal)
 Raymond A. Gensinger, Sr.

State of Florida
 County of Broward

The foregoing instrument was acknowledged before me this 25th day of July, 2008 by Mary T. Gensinger and Raymond A. Gensinger, Sr., who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Victoria A. Persaud
 Notary Public

Printed Name: Victoria A. Persaud

My Commission Expires: _____



Victoria A. Persaud
 Commission # DD347185
 Expires: AUG. 16, 2008
 Bonded Thru
 Atlantic Bonding Co. Inc.

After recording please return to:
Home Loan Alliance, L.L.C.
Member Home Loan Program
P.O. Box 172990
Tampa, FL 33672

This document prepared by:
Home Loan Alliance, LLC.
Shana HLAW Baxter
P.O. Box 172990
Tampa, FL 33672

Record & Return To
First American Title
720 S. Federal Highway
Suite # 103
Tampa, FL 33604

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Loan Origination Company NMLS Identifier: 134578
Loan Originator NMLS Unique Identifier: 328552
Loan No.: 1752663370
MIN: 100801417526633701

MORTGAGE

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated May 24, 2013, together with all Riders to this document.
- (B) "Borrower" is JARED MICHAEL GREENBERG, an unmarried man. Borrower is the mortgagor under this Security Instrument.
- (C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
- (D) "Lender" is Home Loan Alliance, LLC. Lender is a limited liability corporation organized and existing under the laws of United States of America. Lender's address is P.O. Box 172990, Tampa, FL 33672.

Florida Mortgage—Single Family—Fannie Mae/Freddie Mac Uniform Instrument
MERS Modified
The Compliance Source, Inc.
www.compliancesource.com

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Modified by Compliance Source 14301FL 11/04 Rev. 12/12
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