



Prepared by
Pamela Coleman, an employee of
First American Title Insurance Company
729 South Federal Highway, Ste 103
Stuart, Florida 34994
(772)286-0850

Return to: Grantee

File No.: 2071-2552442
Consideration: \$550,000.00

WARRANTY DEED

Made this July 27, of 2018 by and between

Marshall Brothers and Myrna Brothers, husband and wife

whose address is: **140 SE Rio Angelica, Port St Lucie, FL 34984**
hereinafter called the "grantor", to

John M. Wangle and Arlene Wangle, husband and wife

whose post office address is: **140 SE Rio Angelica, Port St Lucie, FL 34984**
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 107, TESORO PLAT NO. 4, according to the plat thereof, as recorded in Plat Book 41, at Pages 20, 20A through 20E, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: **4421-800-0125-000/3**

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 2017.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Marshall Brothers
Marshall Brothers

Myrna Brothers
Myrna Brothers

Signed, sealed and delivered in the presence of these witnesses:

Pamela G. Coleman
Witness Signature
Pamela G. Coleman
Print Name: _____

Kimberly A. Douglas
Witness Signature
Kimberly A. Douglas
Print Name: _____

State of Florida

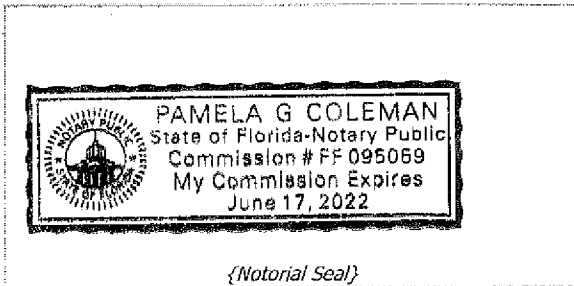
County of Martin

The Foregoing Instrument was Acknowledged before me on July 10, 2018 by **Marshall Brothers and Myrna Brothers, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Pamela G. Coleman
Notary Public

Pamela G. Coleman
(Printed Name)

My Commission expires: _____



{Notarial Seal}