

This Instrument prepared by and return to:

Patricia B. Wright
Alliance Title Insurance Agency, Inc.
10 S. Harbor City Boulevard
Melbourne, FL 32901
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
26-36-08-UM-B-4
File No.: 119030010

WARRANTY DEED

This Warranty Deed, Made the 24th day of April, 2019, by
Ramon A. Collazo Jr. and M. Gayle Collazo, husband and wife,
whose post office address is: **145 Concave Lane, St. Augustine, FL 32095**,
hereinafter called the "Grantor", to
William L. Sievers and Janet Sievers, husband and wife,
whose post office address is: **2201 Robinson Close, Moosic, PA 18507**,
hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Six Hundred Forty Five Thousand Dollars and No Cents (\$645,000.00)** 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 **Brevard County, Florida**, to wit:

Lot 4, Block B, FAIRWAY LAKES AT VIERA- PHASE 1, according to plat thereof, as recorded in Plat Book 53, Page(s) 98 through 101, of the Public Records of Brevard County, Florida.

THE GRANTOR HEREBY WARRANTS THAT THE PROPERTY DESCRIBED HEREIN WAS ACQUIRED BY THEM DURING THEIR MARRIAGE AND THEY HAVE REMAINED MARRIED WITHOUT INTERRUPTION THROUGH THE DATE OF THIS CONVEYANCE.

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, 2018, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: *Patricia B. Wright*
Printed Name: Patricia B. Wright

Ramon A. Collazo Jr.
Ramon A. Collazo Jr.

Witness Signature: *Richard C. Kane III*
Printed Name: Richard C. Kane III

M. Gayle Collazo
M. Gayle Collazo

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this 24 day of April, 2019 by Ramon A. Collazo Jr. and M. Gayle Collazo, who is/are personally known to me or has/have produced driver license (s) as identification. + Military I.D.

Patricia B. Wright
Notary Public Signature
Printed Name: _____

My Commission Expires: _____
(SEAL)



PATRICIA B. WRIGHT
Commission # GG 310997
Expires April 13, 2023
Bonded Thru Budget Notary Services