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SEP 15 2025

GROWTH MANAGEMENT
 DEPARTMENT



SUNBELT
 TITLE AGENCY

Prepared by: Jayne Hurness
 Sunbelt Title Agency
 Return to: 1715 N. Westshore Blvd., Suite 190
 Tampa, FL 33607
 File Number: 1740620-08876

(Space Above This Line For Recording Date)

This Warranty Deed

Made this 24 day of August, 2020 by Elizabeth J. Thomas, An Unremarried Widow and Tiffany Prado, a single woman, hereinafter called the Grantor, to Spencer Groth, A Single Woman, whose post office address is: 16525 105th Drive North, Jupiter, FL 33478, hereinafter called the Grantee:

(Whenever used herein the term "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 Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Martin County, Florida, viz:

The East 100 feet of Lot 25, HARBOR ESTATES, according to the plat thereof, recorded in Plat Book 3, Page 65, of the Public Records of Martin County, Florida.

Parcel Identification Number: 55-38-41-007-000-00250.80000

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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:

Armando Lara-Tabares
 Witness: (Signature)

Print Name: Armando Lara-Tabares

Ashlee Schneider
 Witness: (Signature)

Print Name: Ashlee Schneider

State of Oregon
 County of Washington

The foregoing instrument was acknowledged before me by means of ☒ physical presence, or ☐ online notarization, this 24 day of August, 2020, by Elizabeth J. Thomas, who: ☐ is personally known to me or ☒ produced Florida ID card as identification.

Armando Lara-Tabares
 NOTARY PUBLIC (signature)
 Print Name: Armando Lara-Tabares
 My Commission Expires: 9/17/2021
 Stamp/Seal:

Elizabeth J. Thomas
 Elizabeth J. Thomas
 4875 SW 78th Ave #15
 Portland, OR 97225
 See attached
 Tiffany Prado
 3123 SW HUBER STREET
 Portland, OR 97214

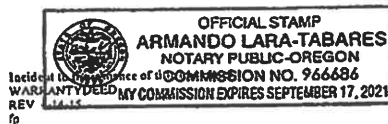


Exhibit "A"
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In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Kendall French
Witness: (Signature)

Print Name: Kendall French

Ken Tietert
Witness: (Signature)

Print Name: Ken Tietert

See attached
Elizabeth J. Thomas
4875 SW 78th Ave #157
Portland, OR 97225

Tiffany Prado
3123 SW HUBER STREET
Portland, OR 97214

State of Multnomah CO/OREGON
County of MULT CO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of August, 2020, by Tiffany Prado, who: ☐ is personally known to me or ☒ produced OREGON DL as identification.

Reena Parekh
NOTARY PUBLIC (signature)

Print Name: REENA PAREKH
My Commission Expires: MAY 11, 2021
Stamp/Seal:



State of OREGON, County of Multnomah
This record was acknowledged before me on

August 25th, 2020

by TIFFANY DAWN PRADO

Notary Signature Reena Parekh

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Exhibit "A"
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