



Recorded in Martin County, FL 7/15/2020 11:07 AM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$10.00 Deed Tax: \$2,660.00
 CFN#2825842 BK 3143 PG 590 PAGE 1 of 1

This Document Prepared By and Return to:
 Christopher J. Twohey, PA
 844 SE Ocean Blvd. Suite A
 Stuart, Florida 34994

Parcel ID Number: 06-38-41-001-000-01590.40000

Warranty Deed

This Indenture, Made this 9th day of July, 2020 A.D., Between
 Christopher J. Rastrelli and Patricia L. Rastrelli, husband and wife
 of the County of Martin, State of Florida, grantors, and
 Jeffrey Hunter Graham and Marlene Ann Graham, husband and wife
 whose address is: 99 Pointe Trinity Dr., Strafford, NH 03884
 of the County of Strafford, State of New Hampshire, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of
 TEN DOLLARS (\$10)

and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby
 acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns
 forever, the following described land, situate, lying and being in the County of Martin
 State of Florida to wit:

Lot 159, SEA GATE HARBOR, according to the Plat thereof, as recorded in Plat Book 4, Page 29, Public
 Records of Martin County, Florida.

SUBJECT TO:

1. Taxes for the year 2020, and all subsequent years;
2. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
3. Restrictions and matters appearing on the Plat or otherwise common to the subdivision; and
4. Public utility easements of record, if any.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons
 whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

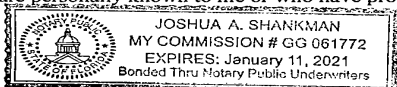
Signed, sealed and delivered in our presence:

Printed Name:
 Witness

Printed Name:
 Witness

State of Florida
 County of Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
 notarization, this 9th day of July, 2020, by
 Christopher J. Rastrelli and Patricia L. Rastrelli, husband and wife
 who are personally known to me or who have produced their Florida driver's license as identification.



graham3

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Printed Name:
 Notary Public
 My Commission Expires: