

Prepared by and return to:

Michael J. Garavaglia, Esq.
756 Beachland Boulevard
Vero Beach, FL 32963

Parcel ID Number: 33-39-28-00012-000-00001-58/0

Warranty Deed

This Indenture, Made this 27th day of March, 2008 A.D., **Between**
4 Lakes, LLC, a Florida limited liability company

of the County of Indian River, State of Florida, **, grantor,** and
JJ&S Holdings, L.L.C., a Florida limited liability company

whose address is: 9512 Riverside Drive, Sebastian, FL 32958

of the County of Indian River, State of Florida, **, grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Indian River State of Florida to wit:

Tract 7, Section 28, Township 33 South, Range 39 East, according to the last general plat of the Indian River Farms Company, filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 2, page 25, said land now lying and being in Indian River County, Florida. LESS AND EXCEPT those parcels described in Official Records Book 1243, pages 108 and 110, Public Records of Indian River County, Florida. LESS AND EXCEPT that property described in Official Records Book 1909, page 386, Public Records of Indian River County, Florida.

INCLUDING BUT NOT LIMITED TO Lots 1 to 58, 4 Lakes Subdivision, according to the map or plat thereof, as recorded in Plat Book 22, Page 10, of the Public Records of Indian River County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2007.

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

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

4 Lakes, LLC, a Florida limited liability company

Jean Roop
Printed Name: Jean Roop
Witness

By: [Signature] (Seal)
James D. York, Co-Manager
P.O. Address: 1870 Cobia Drive, Vero Beach, FL 32960

[Signature]
Printed Name: Michael J. Garavaglia
Witness

By: [Signature] (Seal)
Daniel E. Dempsey, Co-Manager
P.O. Address: 1870 Cobia Drive, Vero Beach, FL 32960

STATE OF Florida
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 27th day of March, 2008 by **James D. York and Daniel E. Dempsey, Co-Managers of 4 Lakes, LLC, a Florida limited liability company** who are personally known to me or who have produced their **Florida drivers' licenses** as identification.



Jean Roop
Printed Name: _____
Notary Public
My Commission Expires: _____