

\$10.00 - Record  
\$4760.00 - Doc Stamps

Prepared by and return to:  
Darlene K. Larabell-Pegg, CLC, President  
Elite Title of the Treasure Coast  
3055 Cardinal Drive, Suite 105  
Vero Beach, Florida 32963

Record and Return To:  
Elite Title of the Treasure Coast, Inc.  
Court House Box 82

Parcel ID Number: 33-39-18-00002-0000-00004/0

## Warranty Deed

This Indenture, Made this 10<sup>th</sup> day of February, 2009 A.D., Between  
Gary Roux and Carmella Roux, husband and wife,

of the County of Indian River, State of Florida, grantors, and  
Lawrence A. Semprevivo and Jo Marie Semprevivo, as Trustees of The  
Lawrence A. Semprevivo Revocable Trust udt May 9, 2003\*\*\*  
whose address is: 987 West Polo Grounds Drive, Vero Beach, FL 32966

of the County of Indian River, State of Florida, grantee.  
Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have  
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:  
Lot 4, of PINE HAMMOCK, P.D., according to the Plat thereof, as  
recorded in Plat Book 16, at Page 5, of the Public Records of Indian  
River County, Florida.

\*\*\* The Grantee is specifically conferred the power and authority  
(either) to protect and conserve, to sell and convey, to lease, to  
encumber or otherwise to manage and dispose of the real property  
described above and all other powers and authority granted under  
Chapter 689.071 Florida Statutes.

Said land is free of all encumbrances, except taxes for the year in  
which this deed is given; and restrictions, reservations,  
limitations, covenants, conditions and easements of record, if any;  
insofar as same are valid and enforceable (however, this clause shall  
not be construed to reimpose same.)

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:

John G. Parsons  
Printed Name: John G. Parsons  
Witness

Herri Gresh  
Printed Name: Herri Gresh  
Witness

Gary Roux (Seal)  
Printed Name: Gary Roux  
P.O. Address: 7020 4th Street, Vero Beach, FL 32968  
Carmella Roux (Seal)  
Printed Name: Carmella Roux  
P.O. Address: 7020 4th Street, Vero Beach, FL 32968

STATE OF New York  
COUNTY OF Dutchess

The foregoing instrument was acknowledged before me this 10th day of February, 2009 by  
Gary Roux and Carmella Roux, husband and wife,

who are personally known to me or who have produced their valid driver's license as identification.

John G. Parsons  
Printed Name: JOHN G PARSONS  
Notary Public NOTARY PUBLIC STATE OF NEW YORK  
My Commission Expires: NOV 13 2009