

Prepared by:
Dee Sharland
Island House Title, LLC
780 US Highway #1, Suite 102
Vero Beach, Florida 32962

File Number: 3411

REC: \$10.00
DOC: \$615.30

General Warranty Deed

Made this July 7, 2011 A.D. By **NIC Management, LLC, a Florida Limited Liability Company, as Trustee under the 18th Avenue Land Trust dated 2/23/11**, whose address is: 5500 Military Trail, Suite 22-338, Jupiter, Florida 33458, hereinafter called the **grantor**, to **Robert Walters, a married man**, whose post office address is: 376 18th Avenue, Vero Beach, Florida 32962, 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 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 Indian River County, Florida, viz:

Lot 17, Block B, Indian River Heights Unit 3, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 49, of the Public Records of Indian River County, Florida.

Parcel ID Number: 33-39-14-00011-0002-00017/0

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, 2010.

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:



Witness Printed Name: Deana M. Sharland



Stephen K. Denny, Manager
NIC Management, LLC, a Florida Limited Liability Company, as Trustee under the 18th Avenue Land Trust dated 2/23/11
Address: 5500 Military Trail, Suite 22-338, Jupiter, Florida 33458



Witness Printed Name: Frances Nelson

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 7th day of July, 2011, by Stephen K. Denny, Manager on behalf of NIC Management, LLC, a Florida Limited Liability Company, as Trustee under the 18th Avenue Land Trust dated 2/23/11, who is personally known to me or who has produced Florida Driver's License as identification.



Notary Public
Print Name: Deana M. Sharland
My Commission Expires: 05/18/15

