

Prepared by and return to:

Orchid Island Title and Escrow Company  
2101 Indian River Boulevard  
Vero Beach, Florida 32960  
Tel: 772-562-7776

Parcel ID No: 33-38-13-00007-0000-00010.0

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**WARRANTY DEED**

**THIS INDENTURE** is made this 20 day of December, 2012, by **GEORGE A. KAHLE, III, also known as DOLF KAHLE, a married man**, whose mailing address is 1599 Gracewood Lane, Vero Beach, Florida 32963 (hereinafter referred to as "Grantor"), in favor of **DAVID W. ERICKSON and SARAH B. ERICKSON, husband and wife**, whose address is 2618 - 12<sup>th</sup> Square, S.W., Vero Beach, Florida 32968-5066 (hereinafter referred to as "Grantee").

**W I T N E S S E T H:**

That said Grantor, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration to said Grantor in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to the said Grantee, and Grantee's heirs, successors, and assigns forever, the following described property, to-wit:

See EXHIBIT "A" attached hereto and incorporated herein by reference.

Subject to the following:

1. Taxes subsequent to December 31, 2012; and
2. Covenants, conditions, restrictions, easements, and limitations of record, without thereby reimposing the same, and all applicable zoning ordinances;

and said Grantor, subject to the foregoing, does hereby fully warrant the title to said lands and will defend the same against the lawful claims of all persons whomsoever.

***GRANTOR** swears and affirms that the above described property is not now, has never been, nor does it abut the residential and homestead property of Grantor.*

**TOGETHER WITH** all tenements, hereditaments, and appurtenances benefitting and appertaining to the said land.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year set forth below.

Signed, sealed, and delivered in  
the presence of:

"GRANTOR"

Kimberly K. Morano  
(Name: Kimberly K. Morano)

GEORGE A. KAHLE, III, a/k/a  
DOLF KAHLE

Sherri Swanson  
(Name: SHERRI SWANSON)

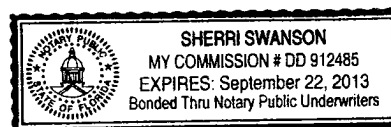
STATE OF FLORIDA                    )  
  ) ss:  
COUNTY OF INDIAN RIVER        )

The foregoing instrument was acknowledged and sworn before me this 20<sup>th</sup> day of December, 2012, by **GEORGE A. KAHLE, III, also known as DOLF KAHLE, a married man**, who did acknowledge and swear before me that he executed the foregoing instrument for the uses and purposes therein set forth. He is personally known to me or he produced \_\_\_\_\_ as identification.

Sherri Swanson  
Notary Public, State of Florida  
(Name: SHERRI SWANSON)

My commission expires: 9/22/2013

(Affix Seal)



**EXHIBIT "A"****Lot 10, White Fences**, more particularly described as follows:

All that certain piece, parcel or tract of land situate, lying and being in Tract 6 of Section 13, Township 33 South, Range 38 East, according to the last general plat of lands of the Indian River Farms Company, as recorded in Plat Book 2, page 25, Public Records of St. Lucie County, Florida. Said lands now lying in Indian River County, Florida and being more particularly described as follows, to wit:

Commencing at a found 4" x 4" concrete monument, marking the intersection of the North right of way line of Lateral D Canal and the East right of way line of 82nd Avenue (130' wide right of way), said monument also being at the intersection of the South line of Tract 5 and the East line of the West 100' of Tract 5;

Thence, bearing South 89°32'28" East, along said South line of Tract 5 and 6, a distance of 1535.22 feet to the Point and Place of Beginning of the herein described parcel;

Thence, leaving said South line, bearing North 00°34'28" East, a distance of 609.16 feet to a point lying on the South right of way line of White Fences Lane;

Thence, bearing South 89°25'32" East, along said South right of way line, a distance of 341.00 feet to a point;

Thence, leaving said South right of way line, bearing South 00°34'28" West, a distance of 608.48 feet to a point lying on the South line of Tract 6;

Thence, bearing North 89°32'28" West, along said South line of Tract 6, a distance of 341.00 feet to the Point of Beginning.