

Prepared by and Return to:

ROGER W. LaJOIE, Esquire
645 Beachland Blvd.
Suite 8
Vero Beach, Florida 32963

(Space above this line reserved for recording office use)

SPECIAL WARRANTY DEED

THIS DEED is made on the 28 day of December, 2012, between Jane C. McNulty, a married adult, joined by her spouse, Lycurtis Shanton Snead, as Grantor, whose address is 2295 18th Avenue SW, Vero Beach, Florida, 32962, and Andy Florian, as Grantee, whose address is 512 Mount Vernon Road, Plantsville, CT, 06479.

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee and assigns forever the following described land situated in Martin County, Florida:

Lot 12, Block 130, Vero Beach Highlands-Unit 4, according to the map or plat thereof as recorded in Plat Book 8, Page 38 of the Public Records of Indian River County, Florida

Property Appraiser's Parcel I.D. No. 33-39-35-00002-1300-00012/0

And Grantor covenants with Grantee that, except as noted, at the time of the delivery of this deed:

1. The premises are free from all encumbrances made by Grantor except as follows:
 - a. Taxes for the year 2013 and subsequent years;
 - b. Conditions, easements and restrictions of record, if any, but this reference shall not operate to re-impose any of them;
 - c. Zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities;

TOGETHER WITH all 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 Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to convey and sell said land; and that Grantor fully warrants the title to said land and will defend same against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

SCRIVENER HAS NOT EXAMINED TITLE TO THIS PROPERTY AND MAKES NO REPRESENTATIONS AS TO THE STATUS THEREOF.

THIS DEED is given by Grantor as a deed in lieu of foreclosure. It is the purpose and intent of Grantor and Grantee that the interests of Grantee shall not merge with the interests of Lender under the Mortgage. Grantee owns the mortgage recorded at OR Book 2376, Page 497, Indian River County Public Records.

IN WITNESS WHEREOF the Grantor has hereunto set its hand and seal the day and year first

*Rec
18.50
dr. \$
70*

above written.

Signed, sealed and delivered in our presence:

Robert Alan Boles
(Printed Name) Robert Alan Boles

Lydia Quick
(Printed Name) Lydia Quick

By: Jane McNulty
Jane C. McNulty
2295 18th Avenue SW
Vero Beach, Florida 32962

Lycurtis S. Snead
(Printed Name) Lycurtis S. Snead

By: Lycurtis Shanton Snead
Lycurtis Shanton Snead
2295 18th Avenue
Vero Beach, Florida 32962

Joe Clark III
(Printed Name) Joe Clark III

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me on this 28 day of December, 2012, by Jane C. McNulty, who identified this instrument as a Special Warranty Deed, who signed the instrument willingly on behalf of herself and who is personally known to me or produced FDL # 5530-443-79-673-0 as identification.



Robert Alan Boles
State of Florida
My Commission Expires 08/23/2015
Commission No. EE 124619

Robert Alan Boles

Notary Public
State of Florida
My Commission Expires: 08/23/2015

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me on this 28 day of December, 2012, by Lycurtis Shanton Snead, who identified this instrument as a Special Warranty Deed, who signed the instrument willingly on behalf of himself and who is personally known to me or produced FDL # 5530-537-72-024-0 as identification.



Emily Hinton
State of Florida
My Commission # EE 857328
Expires: December 10, 2016

Emily Hinton

Notary Public
State of Florida
My Commission Expires: 12/10/2016