

Prepared by
Tammy Shrum, an employee of
First American Title Insurance Company
2001 9th Avenue, Suite 108
Vero Beach, Florida 32960
(877)753-0344

Return to: Grantee

File No.: 2018-2976019

WARRANTY DEED

This indenture made on **July 12, 2013** A.D., by

Kevin L. Kenney, a single man

whose address is: **P.O. Box 277, Hardin, MT 59034**
hereinafter called the "grantor", to

Paul P. Burgener and Patricia E. Burgener, husband and wife

whose address is: **7655 South Village Square, Vero Beach, FL 32966-1258**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 98, POINTE WEST SOUTH VILLAGE PHASE 1 PD, according to the plat thereof recorded in Plat Book 18, Page 49, Public Records of Indian River County, Florida.

Parcel Identification Number: **33-38-12-00007-0000-00098.0**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2012.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Kevin L. Kenney
Kevin L. Kenney

Signed, sealed and delivered in our presence:

Tammy L Shrum
Witness Signature

Print Name: Tammy L Shrum

Shari S. Goodner
Witness Signature

Print Name: Shari S. Goodner

State of **FL**

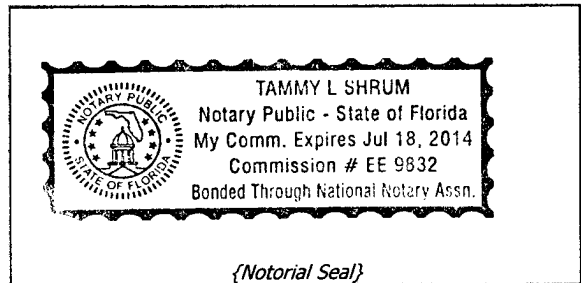
County of **Indian River**

The Foregoing Instrument Was Acknowledged before me on **July 12, 2013**, by **Kevin L. Kenney, a single man** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Tammy L Shrum
Notary Public

Tammy L Shrum
(Printed Name)

My Commission expires: 7/18/2014





POINTE WEST MASTER PROPERTY OWNERS' ASSOCIATION, INC.


CERTIFICATE OF APPROVAL

KNOWN ALL MEN BY THESE PRESENTS, that POINTE WEST MASTER PROPERTY OWNERS' ASSOCIATION, INC., a Florida Corporation, hereby approves the PURCHASE of the following described property by: Paul and Patricia Burgener, to wit:

Lot 98, Pointe West South Village, Phase I PD, according to the Plat thereof, recorded in Plat Book 18, pages 49-52, Public Records of Indian River County, Florida.

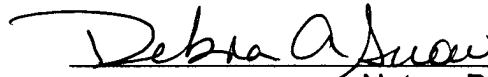
IN WITNESS WHEREOF, POINTE WEST MASTER PROPERTY OWNERS' ASSOCIATION, INC. has caused this Certificate to be executed by its duly authorized officers this 1st day of July, 2013.

POINTE WEST MASTER PROPERTY OWNERS' ASSOCIATION, INC.


By: Stephen R. Melchiori
Agent

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before this 1st day of July, 2013, by the Agent respectively, of the above corporation, on behalf of the corporation. The corporate officer is personally known to me or has produced a driver's license as identification.


Notary Public

Print Name: Debra A. Snow
Commission ID#: EE882394
Commission Expires: May 22, 2017



DEBRA A. SNOW
MY COMMISSION # EE 882394
EXPIRES: May 22, 2017
Bonded Thru Budget Notary Services