

This instrument Prepared by:  
Edwina Vega  
Strock & Cohen, Zipper, Ferrer Law Group, P.A.  
2900 Glades Circle  
Suite 750  
Weston, FL 33327  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.  
Property Appraisers Parcel I.D. (Folio) Number(s):  
33 39 01 00005 0160 00037.0  
File No.: 13041285A

### WARRANTY DEED

This Warranty Deed, made the 17 day of July 2013 by THE HOUSING LEAGUE, INC., a Florida Non-Profit Corporation, hereinafter called the grantor, whose post office address is: 1119 Cotorro Ave, Coral Gables, FL 33146, to CATHERINE R. DEWINTER, a married woman whose post office address is: 717 Royal Palm Place, Vero Beach, FL 32960 hereinafter called the grantee,

**WITNESSETH:** That said grantor, for and in consideration of the sum of \$10.00 Dollars 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 37, Block 16, ROYAL PARK, PLAT NO. 2, according to the Plat thereof as recorded in Plat Book 4, Page 79, of the Public Records of St Lucie County, Florida, said lands now lying and being in the City of Vero Beach, Indian River County, Florida, and the Easterly 10 feet of an abandoned alley abutting Lot 37, Block 16, of ROYAL PARK, PLAT NO. 2, according to the plat thereof, as recorded in Plat Book 4, at Page 79, of the Public Records of ST. Lucie County, Florida, said lands now lying and being in the City of Vero Beach, Indian River County, Florida.

Subject to: (1) Taxes for year of closing and subsequent years; (2) zoning and/or restrictions and prohibitions imposed by governmental authority; (3) restrictions and other matters appearing on the plat and/or common to the subdivision; (4) utility easements of record.

**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 2012, reservations, restrictions and easements of record, if any.

*(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)*

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.



THE HOUSING LEAGUE, INC., a Florida Non-Profit Corporation

  
SANDRA (SANDY) FLICK, as Vice President

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 17th day of July, 2013 by  
SANDRA (SANDY) FLICK as Vice President of THE HOUSING LEAGUE, INC. who is personally known to me or has/  
have produced 1/1 as identification.

My Commission Expires: July, 2016

Marvin Bensen Knowles  
Notary Public Signature  
Printed Name: Marvin Bensen Knowles  
Serial Number EE215974

