

**SPECIAL WARRANTY DEED**

Prepared by:

**David J. Mattes, Esq.**  
1946 Anglers Cove  
Vero Beach, FL 32963

(Space above this line reserved for recording office use only)

THIS DEED, made on December 9, 2013, between 2184 1st Pl SW, LLC, a Florida limited liability company, ("**Grantor**"), of Indian River County, State of Florida and Ubano S. Fuentes, an unmarried person, whose address is 2184 1st Pl SW, Vero Beach, FL 32962, of INDIAN RIVER County, and Elizabeth C. Guerrero, an unmarried person, whose address is 2184 1st PL SW, Vero Beach, FL 32962, of INDIAN RIVER County, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, ("**Grantees**"),

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 Grantees, the receipt of which is acknowledged, convey to Grantees and Grantees' heirs, executors, administrators, and assigns forever the following described land situated in INDIAN RIVER County, Florida:

**Lot 2, Block 1, Ixora Park Plat No. 7, according to the Plat thereof, as recorded in Plat Book 7, Page 36, of the Public Records of Indian River County, Florida and the West 50 feet of the following described parcel:  
From the Northeast corner of the Northwest quarter of Section 23, Township 33 South, Range 39 East, Indian River County, Florida, said corner being also the Northeast corner of Tract 3 of said Section of the Indian River Farms Drainage District as recorded in Plat Book 2, Page 25; St. Lucie County Records, run West on the Section line a distance of 35 feet; thence run South a distance of 60 feet to a Point of Beginning; from said Point of Beginning, run West on the South right of way line of a proposed road a distance of 298 feet; thence run South a distance of 150 feet; thence run East a distance of 298 feet; thence run North a distance of 150 feet to the said Point of Beginning; said land now lying and being in Indian River County, Florida.**

Property Appraiser's Parcel I.D. No. 33392300009001000002.0

And Grantors covenant with Grantees 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 2014 and subsequent years;
  - b. Conditions, easements and restrictions of record, if any, but this reference shall not operate to reimpose any of them;
  - c. Zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities;

d. **NO TITLE SEARCH.** This conveyance is made without a title search.

e. **HOMESTEAD.** This real property is not the homestead of Grantor.

2. Grantor will warrant and defend against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

**SELLER(S):** 2184 1st Pl SW, LLC

By: [Signature]  
Rodolfo Villamizar, Managing Member

By: [Signature]  
Gloria Lindarte, Managing Member

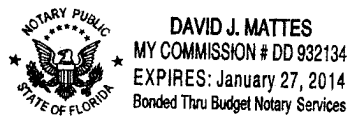
Date: 12-9-13

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**STATE OF FLORIDA  
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 9 day of DECEMBER, 2013, by Rodolfo Villamizar and Gloria Lindarte, Managing Members of 2184 1st Pl SW, LLC, who are personally known to me.

[Signature]  
Notary Public - State of Florida  
Printed Name: DAVID J. MATTES  
(Seal)



**SIGNED IN OUR PRESENCE:**

[Signature]  
Name: David J. Mattes  
Address: 1946 Anglers Cove  
VERO Beach FL 32963  
Witness

[Signature]  
Name: Dixie L. Mattes  
Address: 1946 Anglers Cove  
VERO Beach FL 32963  
Witness