

Prepared by & Return to:  
ROBERT C. SORGINI, ATTORNEY  
SORGINI & SORGINI, P.A.  
300 North Federal Highway  
Lake Worth, FL 33460

PCN: 13-33-39-00000-1000-00036.1

NOTE TO RECORDER: Pursuant to Florida Statute 201.0201, state documentary stamps are not due on the conveyance by Grantor of unencumbered real property for no consideration to Grantee. Grantees are the two shareholders and own 100% of the common stock of Grantor. There is no change in beneficial ownership.

## WARRANTY DEED

THIS INDENTURE, made this 27<sup>th</sup> day of December, 2013, by Harold C. Brown Properties, Inc., a Florida corporation, the owner of a fifty [50%] percent interest in the following described real property, whose post office address is set forth below, Grantor, and Harold C. Brown, Jr., and Lyda B. Sorgini, whose post office address is P. O. Box 1080, West Palm Beach, FL 33402, Grantee. It is Grantor's intent that upon the recording of this deed that each Grantee be vested with a twenty-five [25%] percent interest in the following described real property.

**WITNESSETH**, that said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to the said Grantee, and Grantee's heirs and assigns forever, all of Grantor's interest in the following described land, situate, lying and being in Indian River County, Florida, to-wit:

From the Southeast corner of the Northwest quarter of the Northeast quarter of Section 13, Township 33 South, Range 39 East, run West 366 feet to the East right-of-way of the Florida East Coast Railroad; thence run Northwesterly along the said right-of-way 1164.05 feet to the Point of Beginning. From said Point of Beginning run East 124.03 feet more or less to the West right-of-way line of U.S. Highway #1; thence run South 28° 23" East on said right-of-way a distance of 125 feet; thence run South 61° 37" West a distance of 109.68 feet more or less to East right-of-way line of the Florida East Coast Railroad; thence run North 28° 34" West on said Railroad right-of-way a distance of 184.37 feet to the Point of Beginning.

SUBJECT TO: real property taxes for the current year and subsequent years; conditions, restrictions and limitations of record, however, this provision shall not serve to reimpose conditions, restrictions and imitations which have been barred by operation of law; applicable zoning ordinances; and matters revealed by a current and accurate survey.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever;

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, by its General Partners thereunto duly authorized, the day and year first above written.

Robert C. Sorghini  
Witness: Robert C. Sorghini

Sue Ellen Hurley  
Witness: Sue Ellen Hurley

Harold C. Brown Properties, Inc., a Florida corporation

By: Harold C. Brown, Jr. (SEAL)  
Harold C. Brown, Jr., as President  
P. O. Box 1080, West Palm Beach, FL 33402

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of December, 2013, by Harold C. Brown, Jr., as President of HAROLD C. BROWN PROPERTIES, INC., a Florida corporation, who is personally known to me.

Sue Ellen Hurley  
Notary Public, State of Florida at Large

