

Prepared by and return to:

Jorge E. Otero, Esq.
President
Jorge E. Otero & Associates, P.A.
75 Valencia Avenue
Coral Gables, FL 33134

File Number: DA3062.02
Will Call No.:

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Warranty Deed

This Warranty Deed made this 18th day of February, 2014 between T.D. Engineering, Inc., a Florida corporation whose post office address is 3720 Granada Boulevard, Coral Gables, FL 33134, grantor, and Sunshine Furniture Corporation, a Florida corporation whose post office address is 1295 US 1, Unit 2, Vero Beach, FL 32960, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River County, Florida to-wit:

Lots 45 and the North one-half of Lot 48, STEELE'S RESUBDIVISION OF BLOCK 4 OF RICHARD E. BULLINGTON'S SUBDIVISION OF PART OF SECTION 1, TOWNSHIP 33 SOUTH, RANGE 39 EAST, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for St. Lucie County, Florida, recorded in Plat Book 3, Page 7, said land now lying and being in Indian River County, Florida. TOGETHER WITH that portion of the abandoned alley adjacent to Lot 45 and the North one-half of Lot 48 aforesaid by that certain Ordinance No. 89-09 abandoning alley as recorded in Official Records Book 825, Page 115, Public Records of Indian River County, Florida.

Parcel Identification Number: 33-39-01-00043-0000-00045/0

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 December 31, 2013.

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

Signed, sealed and delivered in our presence:

Lisette Noriega
Witness Name: Lisette Noriega
Andrew Bohmke Jr
Witness Name: Andrew Bohmke Jr

T.D. Engineering, Inc.

By: Shelley B. Daniel
Shelley B. Daniel, President

(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 14 day of February, 2014 by Shelley B. Daniel, President of T.D. Engineering, Inc., on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Lisette Noriega
Notary Public

Printed Name: _____

My Commission Expires: _____