

This instrument prepared by and return to
Rebecca F. Emmons, Esq.
Stewart, Evans, Stewart & Emmons, P.A.
P. O. Box 643345
Vero Beach, FL 32964-3345
Courthouse Box 80

Deed: 27
Doc Stamps: .70
Total: 27.70

WARRANTY DEED

THIS WARRANTY DEED, made the 7th day of April, 2014, by **Todd Marchant a/k/a Franklin Todd Marchant, a married man**, hereinafter called the Grantor, whose post office address is: 537 Tulip Lane, Vero Beach, FL 32963, to **Rittan LLC, a Florida limited liability company**, whose post office address is: 537 Tulip Lane, Vero Beach, FL 32963, hereinafter called the Grantee.

(Wherever 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, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of \$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, State of Florida, viz:

See attached Exhibit "A".

Subject to easements, restrictions, reservations and rights-of-way 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, and hereby 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.

The property herein conveyed does not constitute the homestead property of the Grantor who resides at 537 Tulip Lane, Vero Beach, Florida 32963.

This instrument has been prepared solely from information provided by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description, or quantity of land described, as no examination of title to the property has been conducted.

This transaction is exempt from documentary stamp tax pursuant to Florida Administrative Code 12.B-4.014, as this is a gift by individuals of unencumbered real property. This transaction is not pursuant to a sale for taxable consideration.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Rebecca F. Emmons
Witness #1 Printed: Rebecca F. Emmons

Franklin Todd Marchant
Todd Marchant
a/k/a Franklin Todd Marchant

Erica L. Rech
Witness #2 Printed: Erica L. Rech

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 7th day of April, 2014, by **Todd Marchant a/k/a Franklin Todd Marchant**. He is personally known to me or produced valid drivers license as identification.

Erica L. Rech
Notary Public, State of Florida

My Commission Expires:

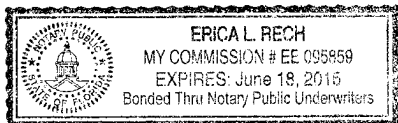


EXHIBIT "A"

Owned by: **Todd Marchant a/k/a Franklin Todd Marchant**

Lot 8, Block I, VERO LAKE ESTATES, UNIT H-3, according to the Plat thereof as recorded in Plat Book 6, Page 18, Public Records of Indian River County, Florida.

Property Address: 10410 88th Street, Vero Beach, FL 32967
Parcel ID Number: 31-38-28-00004-0090-00008.0

Lot 24, Block C, VERO LAKE ESTATES, UNIT Q, according to the Plat thereof as recorded in Plat Book 6, Page 40, Public Records of Indian River County, Florida.

Property Address: 7986 103rd Court, Vero Beach, FL 32967
Parcel ID Number: 31-38-33-00007-0030-00024.0

Lot 2, Block O, VERO LAKE ESTATES, UNIT H-3, according to the Plat thereof as recorded in Plat Book 6, Page 18, Public Records of Indian River County, Florida.

Property Address: 8765 105th Court, Vero Beach, FL 32967
Parcel ID Number: 31-38-28-00004-0150-00002.0

Lot 7, Block H, VERO LAKE ESTATES, UNIT H-3, according to the Plat thereof as recorded in Plat Book 6, Page 18, Public Records of Indian River County, Florida.

Property Address: 8825 103rd Court, Vero Beach, FL 32967
Parcel ID Number: 31-38-28-00004-0080-00007.0

Lot 13, Block H, VERO LAKE ESTATES, UNIT R, according to the Plat thereof as recorded in Plat Book 6, Page 51, Public Records of Indian River County, Florida.

Property Address: 7745 105th Court, Vero Beach, FL 32967
Parcel ID Number: 31-38-33-00008-0080-00013.0

Lot 27, Block F, VERO LAKE ESTATES, UNIT M, according to the Plat thereof as recorded in Plat Book 5, Page 87, Public Records of Indian River County, Florida.

Property Address: 7836 100th Court, Vero Beach, FL 32967
Parcel ID Number: 31-38-33-00004-0060-00027.0