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This Document Prepared By and Return to:
Toni Gatlin
Lawyers Title Agency
2905 Ocean Dr.
Vero Beach, FL 32963
File No. 60-5302-T

27.00
689.50

Parcel ID Number: 33-39-03-00046-0000-00001/4

Warranty Deed

This Indenture, Made this 29 day of April, 2014 A.D., Between
Alvin Kin Sing Fong

of the County of _____, State of **Ont, Canada**, grantor, and
Hayes C. Young and Charles C. Young

whose address is:

of the County of **Indian River**, State of **Florida**, grantees.
Witnesseth that the GRANTOR, for and in consideration of the sum of

----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Indian River** State of **Florida** to wit:

Legal description Carolina Trace Townhomes Lot "1D" of Building 1:

From the point of commencement, the Southeast corner of the South 10 acres of the West 20 acres of Tract 13, Section 3, Township 33 South, Range 39 East also being the Southwest corner of Block "C" Waburna Village Subdivision as recorded in Plat Book 6, page 44, Indian River County Public Records; run North 42°54'11" West along a survey reference line, a distance of 723.22 feet to a point on a 25 feet wide easement for ingress/egress, said point also being an intersection with the Southerly extension of the centerline of a partition wall, and the Point of Beginning; from said Point of Beginning run North 36°51'50" West, along the centerline of said partition wall, a distance of 84.73 feet; thence run North 53°08'10" East, a distance of 20.22 feet; thence run South 36°51'50" East, a distance of 88.99 feet to a point on a 25 feet wide easement for ingress/egress, said point being on a non-tangent curve concave to the Southeast, having a radius of 104.50 feet and a central angle of 1°47'25", subtended by a chord bearing South 65°47'37" West and a chord distance of 3.26 feet; thence run along said 25 feet wide

(Continued on Attached)

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

DOROTHY LUNDY
Printed Name Dorothy Lundy
Witness

Alvin Kin Sing Fong (Seal)
Printed Name Alvin Kin Sing Fong
P.O. Address: 605-1980 Imperial Way
Burlington, Ont, Canada L7L 0E7

ACQUAYANIS ROSSAND
Printed Name: Acquayanis Rossand
Witness

Country of Canada
City of Burlington, Ontario

The foregoing instrument was acknowledged before me this 29 day of April, 2014 by
Alvin Kin Sing Fong

who is personally known to me or who has produced his passport as identification.

DOROTHY LUNDY
Printed Name: MAY 15, 2015
Notary Public
My Commission Expires:

Dorothy Lundy, A Commissioner, etc,
Regional Municipality of Halton,
for the constituency office of
Mike Wallace, MP
Expires May 15, 2015

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easement for ingress/egress an arc distance of 3.27 feet to a point of tangency; thence run South 64°53'54" West along said 25 feet wide easement for ingress/egress, a distance of 17.40 feet to the Point of Beginning.

The Grantor herein covenants and avers that the property conveyed hereby is not his homestead, and that it is not subject to Florida Homestead Laws. Grantor resides at such place other than the property being conveyed.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2013.

