

Prepared by and return to:

**Charles H. Sanford**

**Charles H. Sanford Law Offices, P.L.**

**3003 Cardinal Drive Suite B**

**Vero Beach, FL 32963**

**772-492-1695**

File Number: **Van-Leigh-E R**

Will Call No.:

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## Warranty Deed

**This Warranty Deed** made this **1st** day of **July, 2014** between **Van-Leigh of Vero Beach, LLC**, a Florida limited liability company whose post office address is **615 Iris Lane, Vero Beach, FL 32963**, grantor, and **E & R VB Ventures, LLC**, a Florida limited liability company whose post office address is **1934 22nd Avenue, 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:

**Lot 11, less the North 10 feet thereof, and all of Lot 10, Block 2, Osceola Park Homes Sites, according to the map or plat thereof as recorded in Plat Book 3, page 58, Public Records of St. Lucie County, Florida; Said land now lying and being in Indian River County, Florida.**

**Parcel Identification Number: 33-39-02-00016-0020-00011/0**

**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:

[Signature]  
Witness Name: Charles Sanford

[Signature]  
Witness Name: Rosemary Sanford

Van-Leigh of Vero Beach, LLC, a Florida limited liability company

By: [Signature]  
James Van Benschoten, Managing Member

By: [Signature]  
Valerie Van Benschoten, Managing Member

By: [Signature]  
Marti M. Leighton, Managing Member

(Corporate Seal)

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 1st day of July, 2014 by James Van Benschoten, Managing Member, Valerie Van Benschoten, Managing Member and Marti M. Leighton, Managing Member of Van-Leigh of Vero Beach, LLC, a Florida limited liability company, on behalf of the company. They  are personally known to me or  have produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public  
Printed Name: Charles Sanford  
My Commission Expires: \_\_\_\_\_