

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Prepared By: Tamara Scoff
Florida Title & Escrow Professionals, Inc.
141 NE 3rd Avenue, 5th FL
Miami, Florida, 33132
Our File No.: 42009-14
Property Appraisers Parcel Identification (Folio) Number: 33-40-31-00005-0040-00004

Florida Documentary Stamps in the amount of \$735.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made the 2nd day of July, 2014 by Yale Mortgage Corporation, a Florida corporation, whose post office address is 141 N.E. 3rd Ave., 12th Floor, Miami, FL 33132 herein called the Grantor, to Drew P. Sweeney, an unmarried man, and Douglas T. Sweeney, an unmarried man whose post office address is 2030 5th Ave., SE, Vero Beach, FL 32962, hereinafter called the Grantees:

(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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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.:

Lot 4, Block 4, of VERO SHORES - UNIT ONE, according to the Plat thereof, as recorded in Plat Book 5, Page 52, of the Public Records of Indian River County, Florida.

a/k/a 1934 5th Ave., SE, Vero Beach, FL 32962

Subject to easements, restrictions and reservations of record and taxes for the year 2014 and thereafter.

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 Grantees 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.

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:

Cathy Jordan

Tamara Scoff

Yale Mortgage Corporation

Gilbert Kahn, as CEO/VP

STATE OF FLORIDA COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 2nd day of July, 2014, by Gilbert Kahn, as CEO/VP for Yale Mortgage Corporation who is personally known to me or has produced _____ as identification and did did not take an oath.

SEAL

Notary Public
Tamara Scoff
Printed Notary Name

My commission expires:

