

Prepared By: Erik W. Emmett, Esq.
2401 PGA Blvd. Ste. 280-K
Palm Beach Gardens, FL 33410

WARRANTY DEED

Property Appraiser's Parcel Identification No. 33381200003000000024.0

This Warranty Deed, Executed this 1st day of August, 2014,

By: **Schlitt Family Investments LLC**, whose address is **1405 51st Ct., Vero Beach, FL 32966**

hereinafter called the GRANTOR:

To: **Cay Partners LLC**, whose address is **11231 U.S. Hwy. 1, Unit 328, North Palm Beach, FL 33408**, hereinafter called the GRANTEE:

(wherever used herein the terms "Grantor" and "Grantee" shall include all the parties of this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, That the said 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 the County of INDIAN RIVER, State of FLORIDA, viz:

commonly known as **7623 S. POLO GROUNDS LN., VERO BEACH, FL 32966**, and more specifically described as **Lot 24, THE POLO GROUNDS AT POINTE WEST, PD**, according to the Plat thereof, as recorded in **Plat Book 16, Page 27** of the Public Records of Indian River County, Florida.

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.

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 :

SCHULT FAMILY INVESTMENTS LLC

Kristin Bern Adams
Witness Signature as to Grantor

by Frank Schult
Signature of Grantor

Kristin Bern Adams
Printed Name

FRANK SCHULT, MANAGER
Printed Name

Tanya C. Tillman
Witness Signature as to Grantor

1405 51ST CT
Post Office Address

TANYA C. TILLMAN
Printed Name

Vero Beach, FL 32966

SCHULT FAMILY INVESTMENTS LLC

Kristin Bern Adams
Witness Signature as to Co-Grantor (if any)

by Karen Schult
Signature of Co-First Party (if any)

Kristin Bern Adams
Printed Name

KAREN SCHULT, member
Printed Name

Tanya C. Tillman
Witness Signature as to Co-Grantor (if any)

1405 51ST CT
Post Office Address

TANYA C. TILLMAN
Printed Name

Vero Beach, FL 32966

STATE OF FLORIDA-COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 1st day of August, 2014, by Frank Schult and Karen Schult, who is personally known to me or has produced FL-driver licenses as identification and who did/did not take an oath.



Joan M. Peirson
Signature of Notary/Deputy Clerk

Printed Name