

Prepared by:
Patricia A. Horn
Oceanside Title & Escrow
3501 Ocean Drive
Vero Beach, Florida 32963

File Number: H1407027

COURTHOUSE BOX 49

General Warranty Deed

Made this August 13, 2014 A.D. By **Brian J. Cervini and Cynthia L. Cervini, husband and wife**, whose address is: 5 Stillwood Road, Cornwall-on-Hudson, New York 12520, hereinafter collectively called the grantor, to **IPV Properties, LLC, a Florida limited liability company**, whose post office address is: P.O. Box 650188, Vero Beach, Florida 32965, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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, Florida, viz:

Condominium Unit 5-B, TROPIC GROVES VILLAS CONDOMINIUM "C", together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 581, Page 2458, as amended from time to time, of the Public Records of Indian River County, Florida.

Parcel ID Number: 33-39-12-00024-0050-00002/0

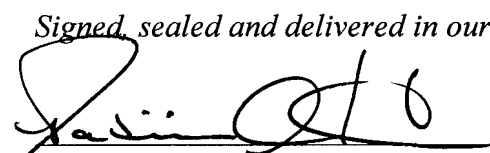
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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, the said grantor has signed and sealed these presents the day and year first above written.

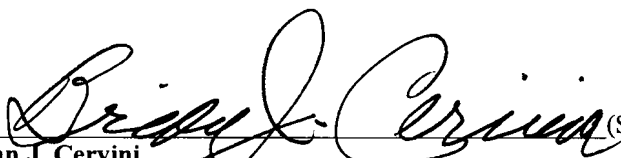
Signed, sealed and delivered in our presence:


Witness Printed Name PATRICIA A. HORN



Witness Printed Name RICHARD DAVIS

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 13 day of August, 2014, by Brian J. Cervini and Cynthia L. Cervini, husband and wife, who are personally known to me or who has produced Valid Drivers License(s) as identification.


Brian J. Cervini (Seal)
Address: 5 Stillwood Road, Cornwall-on-Hudson, New York 12520


Cynthia L. Cervini (Seal)
Address: 5 Stillwood Road, Cornwall-on-Hudson, New York 12520


Notary Public
Print Name: PATRICIA A. HORN
My Commission Expires: _____

