

*This instrument was prepared incident to
the issuance of a title insurance contract,
and is to be returned to:*

Jason A. Beal
Atlantic Coastal Land Title Company, LLC
855 21st St., Suite C
Vero Beach, Florida 32960

File Number: **44081150**
Parcel ID Number: **32-39-08-00006-0000-00006.0**

GENERAL WARRANTY DEED

This deed, made as of this **30th** day of **September, 2014**, by **Erpenbeck Florida, LLC, a Florida limited liability company** (as Grantor); and **JHL Partners, LLC, a Florida limited liability company**, whose postoffice address is: **1902 Wilbur Avenue, Vero Beach, FL 32960** (as Grantee);

(Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, partnerships or other entities; wherever the context so admits or requires.)

WITNESSETH:

That the grantor, for and in consideration of the sum of \$10.00 in hand paid by grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to the following described parcel of land, to wit:

Lot 6, BRAE BURN ESTATES, a Subdivision, according to the Plat thereof, as recorded in Plat Book 19, at Page(s) 97 AND 98, 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 grantor hereby covenants with grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that 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 for the year in which this deed is given; and restrictions, reservations, limitations, covenants, conditions and easements of record, if any; insofar as same are valid and enforceable (however, this clause shall not be construed to reimpose same).

IN WITNESS WHEREOF, the said grantor has caused these presents to be signed and sealed in its name, as of the day and year first above written.

Erpenbeck Florida, LLC, a Florida limited liability company

By: Matthew Erpenbeck
Matthew Erpenbeck
its Manager

Grantor's Mailing Address:
4900 13th Lane
Vero Beach, FL 32966

Signed, sealed and delivered in the presence of:

Jason A. Beal
Jason A. Beal
Kelli S. Beal
Kelli S. Beal

State of **FLORIDA**
County of **INDIAN RIVER**

The foregoing instrument was acknowledged before me the date hereinafter given, by **Matthew Erpenbeck**; as **Manager** of the LLC named herein as the grantor, on behalf of the LLC; and who was/were either personally known to me; or produced as identification of sufficient character so as to identify said individual with reasonable certainty; and who did/did not take an oath.

Witness my hand and official seal in the County and State last aforesaid, this **30th day of September, 2014.**

Jason A. Beal
Notary Public

Type of identification provided (Check One):

- Driver's License
- Passport
- Government (State or Federal) ID Card
- Resident Alien ID Card
- Other

