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Prepared By:
Lawyers Title Agency
Attn: Toni Gatlin
2905 Ocean Drive
Vero Beach, FL 32963

Order No.: 60-6084-MT

Property Appraiser's Parcel I.D. (folio) Number:
32-39-32-00013-0000-00036/0

WARRANTY DEED

THIS WARRANTY DEED dated December 17th, 2014, by Leonard L. Lent and Constance A. Lent, his wife, (the "Grantor"), to John R. Zinchak and Yvonne Anne Erskine Zinchak, Trustees of the Zinchak Family Trust dated December 27, 1995, whose post office address is: 3335 65th Ave., Vero Beach, FL 32966 (the "Grantee").

(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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in County of Indian River, State of Florida, viz:

Lot 36, Oak Chase Subdivision - Phase I, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 77, 77A through 77C, inclusive, of the Public Records of Indian River County, Florida.

The Grantee is specifically conferred the power and authority to protect, conserve and to sell, lease, encumber or otherwise manage and dispose of the real property herein conveyed pursuant to provisions of Florida Statute 689.071 and all powers and authority granted under Chapter 689.071, Florida Statutes.

Subject to easements, restrictions, reservations and limitations of record, if any.

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, 2014.

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

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

Toni Gatlin
Printed Name of First Witness

[Signature]
Witness Signature

Ginny M. Rhodes
Printed Name of Second Witness

Leonard L. Lent
Leonard L. Lent

7740 Indian Oaks Dr., Apt. G204
Vero Beach, FL 32966

Constance A. Lent
Constance A. Lent

7740 Indian Oaks Dr., Apt. G204
Vero Beach, FL 32966

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 17th of December, 2014 by Leonard L. Lent and Constance A. Lent, his wife, who is/are personally known to me or has produced

[Signature] as identification.

[Signature]
Notary Public

My Commission Expires:

(SEAL)

