

Prepared By and Return To:  
Supreme Title Solutions, LLC  
1410 19th Place  
Vero Beach, FL 32960

File No. 14-09-0961

Property Appraiser's Parcel I.D. (folio) Number(s)  
32-39-09-00013-0003-00020

### WARRANTY DEED

THIS WARRANTY DEED dated December 12, 2014, by Vero Seaside Developers, LLC Sergio Concepcion, President a Florida Limited Liability Company, whose post office address is 7140 SW 40th Street, Miami, FL 33155, hereinafter called the grantor, to Joseph Kenney and Sonia Kenney husband and wife, whose post office address is 8830 Sea Oaks Way S., #303, Vero Beach, FL 32963, hereinafter called 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 \$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 Indian River County, Florida, viz:

Lot 20, Block C, Eagle Trace Phase 2, according to the map or plat thereof, as recorded in Plat Book 22, Page(s) 8 through 9, inclusive, of the Public Records of Indian River County, Florida.

Grantor Warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 7140 SW 40th Street, Miami, FL 33155.

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

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in 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

**WARRANTY DEED**

(Continued)

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:

(Witness Signature)

Luis H. Noguera

(Witness Signature)

Juan Sotolongo

Vero Seaside Developers, LLC

Sergio Concepcion, President

7140 SW 40th Street

(Address)

Miami, FL 33155

(Address)

STATE OF Florida

COUNTY OF Indian River

I, Luis H. Noguera, a Notary Public of the County and State first above written, do hereby certify that Sergio Concepcion, President for Vero Seaside Developers, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11th day of December, 2014.

Notary Public

My Commission Expires:

(SEAL)



File Number:

**EXHIBIT A**

Lot 20, Block C, Eagle Trace Phase 2, according to the map or plat thereof, as recorded in Plat Book 22, Page(s) 8 through 9, inclusive, of the Public Records of Indian River County, Florida.