

NOTE TO CLERK/TAX EXAMINER: Actual consideration
paid is \$ 88,000.00

Prepared by and Return to:
Darlene K. Pegg, CLC, President
Elite Title of the Treasure Coast, Inc.
3055 Cardinal Drive, Suite 105
Vero Beach, Florida 32963

① \$35.50
\$616.00

Parcel ID Number: 33-39-25-00008-0006-00004/0

Warranty Deed

This Indenture, Made this 26 day of March, 2015 A.D., Between
Indian River County Habitat for Humanity, Inc., a Florida Non-Profit
Corporation
of the County of Indian River, State of Florida, grantor, and
Christa Sheppard, an unmarried adult

whose address is: 1240 11th Court SW, Vero Beach, FL 32962

of the County of Indian River, State of Florida, grantee.
Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Indian River State of Florida to wit:
Lot 4, Block F, "Oslo Park" Unit 2B, according to the map or plat
thereof, as recorded in Plat Book 4, Page(s) 24, of the Public
Records of Indian River County, Florida.

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.)

During such time as the property described herein is used for a
purpose for which assistance under the Housing Opportunity Program
Extension Act of 1996, P.L. 104-120, was provided or for another
purpose involving the provision of similar services or benefits, then
no person having an interest in this property shall refuse service
for or accommodation or other benefits to any person with respect to
the property on account of the person's race, color or national
origin or otherwise engage in discrimination conduct of any kind on
account of a person's race, color or national origin with respect to
the property. This covenant shall run with the land.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Indian River County Habitat for
Humanity, Inc., a Florida
Non-Profit Corporation

Printed Name: DARLENE K. PEGG
Witness #1

By: Cliff Melvin (Seal)
Cliff Melvin, Vice Chair
P.O. Address: 4568 N. US Highway 1, Vero Beach, FL 32967

Belinda Santiso
Printed Name: Belinda Santiso
Witness #2

(Corporate Seal)

STATE OF Florida
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 26 day of March, 2015 by
Cliff Melvin, Vice Chair of Indian River County Habitat for Humanity,
Inc., a Florida Non-Profit Corporation
who is personally known to me or who has produced his Florida driver's license as identification.

Printed Name: DARLENE K. PEGG
Notary Public
My Commission Expires:


**CORPORATE RESOLUTION OF
THE DIRECTORS OF
INDIAN RIVER COUNTY HABITAT FOR HUMANITY, INC.
d/b/a INDIAN RIVER HABITAT FOR HUMANITY**

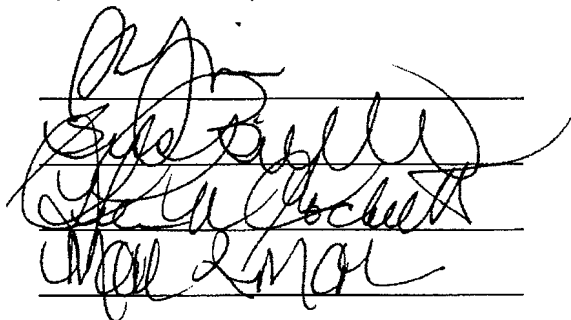
The undersigned directors of INDIAN RIVER COUNTY HABITAT FOR HUMANITY, INC., a not-for-profit corporation organized and existing under the laws of the State of Florida, also doing business as INDIAN RIVER HABITAT FOR HUMANITY

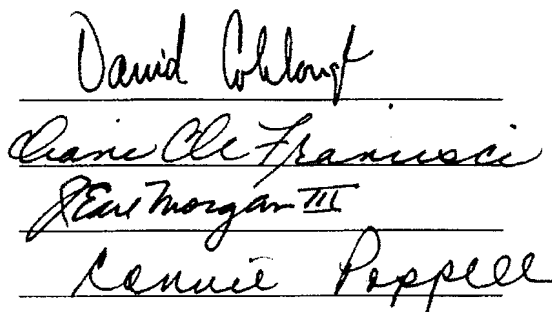
DO HEREBY CERTIFY that at a meeting of the Board of Directors of said corporation, duly held on December 10, 2013, a quorum being present, the following resolution was adopted and that the said resolution has been entered upon the regular minute book of said corporation, is in accordance with the by-laws and is now in full force and effect to wit:

RESOLVED, that Andrew R. Bowler, President and CEO of Indian River County Habitat for Humanity, Inc., is authorized and directed to sign, execute and endorse such documents as may be necessary or required by Indian River County Habitat for Humanity, Inc. d/b/a Indian River Habitat for Humanity to evidence the sale and transfer of title to individual lots and the structures thereon owned by the corporation to qualified families, and to sign and execute warranty deeds and any other documents to effectuate said transfer, and generally to do and perform all acts and sign all agreements, obligations, pledges and/or other instruments necessary or required by Indian River County Habitat for Humanity, Inc. d/b/a Indian River Habitat for Humanity in connection therewith.

RESOLVED, that when Andrew R. Bowler, is not available to sign, execute and endorse documents, David Colclough (Board Chair), Cliff Melvin (Vice Chair), J. Earl Morgan, III and Todd Heckman (Past Board Chairs) of Indian River County Habitat for Humanity, Inc. d/b/a Indian River Habitat for Humanity are authorized and directed to sign, execute and endorse such documents as may be necessary or required by Indian River County Habitat for Humanity, Inc. d/b/a Indian River Habitat for Humanity to evidence the sale and transfer of title to individual lots and the structures thereon owned by the corporation to qualified families, and to sign and execute warranty deeds and any other documents to effectuate said transfer, and generally to do and perform all acts and sign all agreements, obligations, pledges and/or other instruments necessary or required by Indian River County Habitat for Humanity, Inc. d/b/a Indian River Habitat for Humanity in connection therewith.

WE FURTHER CERTIFY that the foregoing resolution is fully in accord with and pursuant to the by-laws of said corporation.





Miss Melvin
James C. Trax
David L. Trax
Carol A. Trax

Freddie L. Trax

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed the seal of said corporation this 10 day of December, 2013.

INDIAN RIVER COUNTY HABITAT FOR HUMANITY, INC.
d/b/a INDIAN RIVER HABITAT FOR HUMANITY

By: David Colclough
David Colclough, Board Chair

Carol A. Trax
Carol Trax, Secretary

(Corporate Seal)



CORPORATE AFFIDAVIT

STATE OF FLORIDA
COUNTY OF Indian River

RE: Lot 4, Block F, "Oslo Park" Unit 2B, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 24, of the Public Records of Indian River County, Florida.

Before me, the undersigned authority, personally appeared Cliff Melvin who being by me first duly sworn, on oath deposes and says that:

1. He is the Vice Chair of Indian River County Habitat for Humanity, Inc., a Florida not for profit corporation.
2. Said corporation is currently in existence under valid articles of incorporation and bylaws and has not been terminated or dissolved.
3. Cliff Melvin, as Vice Chair is authorized by the articles of incorporation and bylaws to execute contracts for sale and purchase, deeds and notes, mortgages and any other loan documents or settlement documents on behalf of the corporation, and all necessary consents have been obtained, if applicable.
4. Neither the corporation nor any officers of the corporation are currently debtors in any bankruptcy proceeding, and this conveyance or mortgage is in the ordinary course of business.
5. The undersigned certifies that the nature of this transaction is the sale of a newly constructed residence and related improvements by a general building contractor to an arms length purchaser in the ordinary course of business. In accordance with Section 607.1201 F.S., this transaction does not constitute the disposition of all or substantially all of the property of the corporation. Further, the subject transaction has been unanimously approved by all corporate shareholders and directors.
6. This affidavit is given to induce Elite Title of the Treasure Coast, Inc. and its underwriter, Fidelity National Title Insurance Company to issue its title policy insuring the contemplated transaction.
7. Affiant further states that he/she is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has fully read this affidavit and understands its contents.

Indian River County Habitat for
 Humanity, Inc., a Florida not for profit
 corporation

By: *Cliff Melvin*

Cliff Melvin, Vice Chair

SWORN TO AND SUBSCRIBED BEFORE ME on this **26th** day of **March, 2015**,
 by **Cliff Melvin, known to be the Vice Chair of Indian River County Habitat for
 Humanity, Inc., a Florida not for profit corporation**, who is personally known to me
 or who has produced his valid driver's license as identification.

Notary Public (Signature) *Darlene K. Pegg*
DARLENE K. PEGG

Notary Printed Name

