

This Instrument Prepared By  
Record and Return To:  
David W. Dyer, P.A.  
1790 Highway A1A, Suite 205  
Satellite Beach, Florida 32937  
Tax I.D. No. 33-38-12-00003-0000-00031/0

**WARRANTY DEED**

**THIS WARRANTY DEED** made this 28<sup>th</sup> day of April, 2015, by **KENNETH P. WOODMAN and PAMELA M. WOODMAN, his wife**, hereinafter referred to as "Grantor", to **BEACHLAND HOMES, CORP** whose address is 4760 N. Hwy US 1, Suite 201, Melbourne, FL 32935, hereinafter referred to as "Grantee": (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of the 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 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 Brevard County, Florida, to-wit:

**Lot 31, The Polo Grounds at Pointe West, PD, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 27, 27A through 27C, inclusive, of the Public Records of Indian River County, Florida.**

**Grantee agrees that the residence to be constructed on this lot shall be one (1) story in heighth.**

**SUBJECT TO taxes for the year 2015 and all subsequent years.**

**SUBJECT TO covenants, conditions, restrictions and easements of record.**

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

**TO HAVE AND TO HOLD**, in fee simple forever.


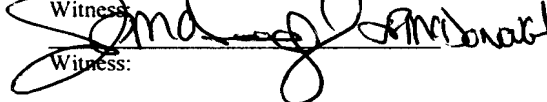
**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that Grantor fully warrants the title to said land and will defend against the lawful claims of all persons whomsoever; and that the 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 & Delivered

In the Presence of:

  
KENNETH P. WOODMAN

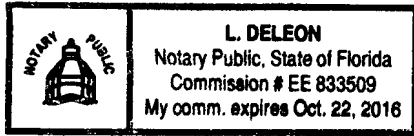
  
Witness:  
  
Witness:


  
PAMELA M. WOODMAN

STATE OF FLORIDA  
COUNTY OF ~~BREVARD~~ **INDIAN RIVER** LI

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of April.

2015 by KENNETH P. WOODMAN and PAMELA M. WOODMAN, who is/are personally known to me or who produced FL DL & FL DL as identification and did/did not take an oath.



  
NOTARY PUBLIC - STATE OF FLORIDA  
My Commission Expires: OCT 22 2016