

PREPARED BY AND RETURN TO:

Patricia K. Fletcher, Esq.
Gunster, Yoakley & Stewart, P.A.
800 SE Monterey Commons Blvd.
Suite 200
Stuart, FL 34996
Attn: V. Russell

Property Tax Folio #: 33402200001000600001.0

THIS DEED IS BEING RECORDED TO CORRECT THE DIVIDING LINE BETWEEN 2 SEPARATE LOTS UNDER FAC RULE 12B-4.014(3) AND THERE IS NO CHANGE IN LEGAL OR BENEFICIAL OWNERSHIP OF THE PROPERTY. THEREFORE, DOCUMENTARY STAMP TAX IS NOT APPLICABLE TO THIS DEED.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 29 day of June, 2015, by **SAMUEL N. LOMBARDO and DENA M. LOMBARDO**, husband and wife, whose address is 100 Millwyck Rd., Lititz, PA 17543 ("Grantors"), to **SAMUEL N. LOMBARDO and DENA M. LOMBARDO**, husband and wife, whose address is 100 Millwyck Rd., Lititz, PA 17543 ("Grantees").

WITNESSETH:

The Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to said Grantors in hand paid by said Grantees, the receipt and sufficiency whereof is hereby acknowledged, do hereby grant, bargain and sell to Grantees, their heirs, successors and assigns forever, that certain real property, situate in Indian River County, Florida, as more particularly legally described and depicted on the Sketch of Legal Description attached as Exhibit "A" (the "Property").

SUBJECT TO taxes and assessments for the year 2015 and subsequent years, covenants, easements and restrictions of record, matters of plat and existing zoning and governmental regulations, but reference to the foregoing matters shall not serve to reimpose the same, and that certain first Mortgage encumbering the Property and the adjacent Lot in favor of The Northern Trust Company.

AND the Grantors do hereby specially warrant the title to the Property and will defend the same against the lawful claims of all parties whomsoever claiming by, through, or under Grantors, but none others.

IN WITNESS WHEREOF, Grantors have executed these presents on the day and the year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
SAMUEL N. LOMBARDO

[Signature]
DENA M. LOMBARDO

[Signature]
Printed Witness Name: Pamela K Fletcher

[Signature]
Printed Witness Name: Larry Paxson

STATE OF FLORIDA)
COUNTY OF INDIAN RIVER)

The foregoing instrument was acknowledged before me this 29th day of June, 2015, by Samuel N. Lombardo and Dena M. Lombardo, husband and wife, who are personally known to me, or _____ have produced _____ as identification.

[Signature]

Notary Public
Print Name: _____
State of _____
My Commission Expires: _____
My Commission No.: _____

(Notary Seal)

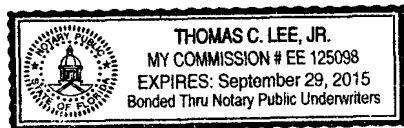
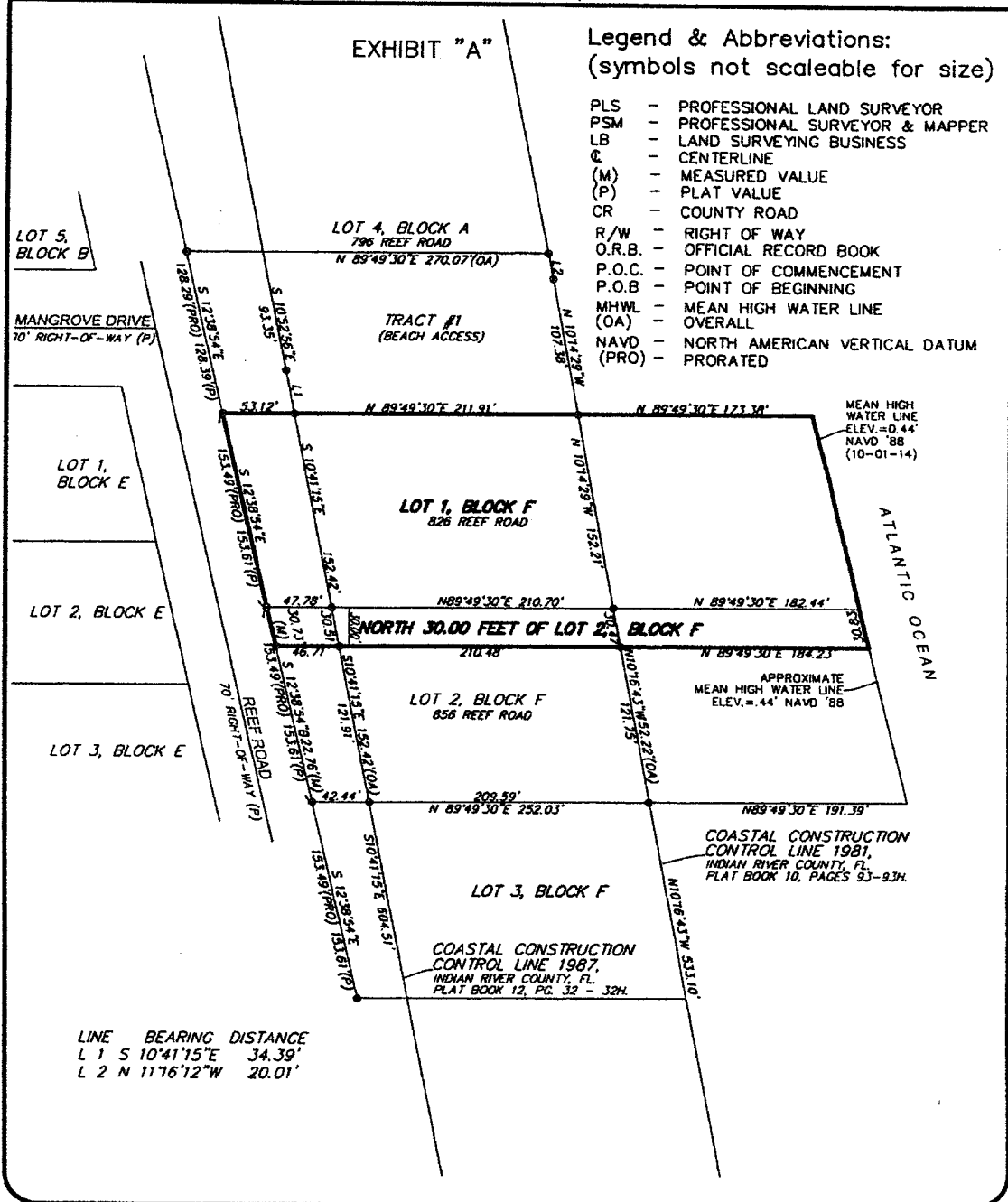


EXHIBIT "A"

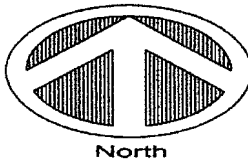
Sketch (Page 1)

Legal Description (Page 2)

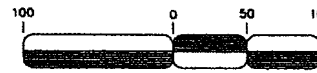
SKETCH OF LEGAL DESCRIPTION (NOT A SURVEY)



SKETCH OF
DESCRIPTION



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

SKETCH OF LEGAL DESCRIPTION
NOT A BOUNDARY SURVEY

PLAT OF SURVEY FOR: COASTMARK CONSTRUCTION

PROJ. NO. 14-047-OA DATE: 12-19-14

DWN. BY: C.H.B.

CKD. BY: S.P.T.

THIS PLAT AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA REGISTERED SURVEYOR AND MAPPER NAMED HEREON WHICH SIGNATURE AND SEAL MAY BE FOUND AT THE END OF THE ATTACHED REPORT. THE PLAT AND REPORT ARE NOT FULL AND COMPLETE WITHOUT ONE ANOTHER.



MERIDIAN
LAND SURVEYORS

1717 INDIAN RIVER BLVD., SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1896
E-MAIL: LB#6905@BELLSOUTH.NET



SKETCH OF LEGAL DESCRIPTION (NOT A SURVEY)

Report of Survey: (Project # 14-047-0A)

- TYPE OF SURVEY: SKETCH OF DESCRIPTION - NOT A FIELD BOUNDARY SURVEY
- THIS SURVEY PERFORMED BY:
HOUSTON, SCHULKE, BITTLE & STODDARD, INC. L.B. #6905 d.b.a. MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BOULEVARD, SUITE 201, VERO BEACH, FLORIDA 32960
- PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
CHARLES H. BLANCHARD, P.S.M. #5755

EXHIBIT "A"

Legal Description:

LOT 1, BLOCK F, AND THE NORTH 30.00 FEET OF LOT 2, BLOCK F, PLAT No.1
FLORALTON BEACH SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 3, PAGE 20, OF THE PUBLIC RECORDS OF INDIAN
RIVER COUNTY, FLORIDA.

SAID PARCEL CONTAINING 1.8 ACRES MORE OR LESS.

SKETCH OF DESCRIPTION
PLAT OF SURVEY FOR: COASTMARK CONSTRUCTION

*SKETCH OF LEGAL DESCRIPTION
NOT A BOUNDARY SURVEY*



MERIDIAN LAND SURVEYORS

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VERO BEACH, FL. 32960 LB#6905
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THIS SURVEY IS NOT VALID WITHOUT THE
SIGNATURE AND THE ORIGINAL RAISED SEAL OF
THE FLORIDA LICENSED SURVEYOR AND MAPPER
NAMED BELOW.

[Handwritten Signature] 4-8-15

CHARLES H. BLANCHARD, P.S.M. #5755