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2,870.00 D.S

This instrument was prepared by  
(and return to):  
Steven M. Lee, ESQ.  
Steven M. Lee, P.A.  
Lee Professional Building  
1200 SW 2<sup>nd</sup> Avenue  
Miami, Florida 33130-4214  
305-856-7855 phone

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made this 7<sup>th</sup> day of July, 2015, by and between The Northern Trust Company, an Illinois banking corporation, successor by merger to Northern Trust, National Association, formerly known as Northern Trust Bank of Florida, National Association, hereinafter called the Grantor, whose address is 600 Brickell Avenue, 23<sup>rd</sup> Floor, Miami, Florida 33131, and Aero Shade Technologies, Inc., a Florida corporation, hereinafter called the Grantee, whose address is 3104-3106 Industrial Avenue Three, Fort Pierce, FL 34946.

WITNESSETH, that the said Grantor, for and in consideration of the sum of \$10.00 in hand paid by the Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, forever, the following described land in the County of Indian River, Florida, to wit:

See **Exhibit "A"** attached hereto and made a part hereof by reference as if fully set forth herein.

SUBJECT TO: (1) Zoning restrictions, prohibitions and other requirements imposed by governmental authority; (2) Restrictions and matters appearing on the plat or declaration or otherwise common to the subdivision or condominium (but this shall not act to reimpose same); (3) Public utility easements of record; (4) Taxes for the year 2015, and subsequent years; and (5) Those matters set forth in **Exhibit "B"** attached hereto and made a part hereof by reference.

TO HAVE and TO HOLD the above-described property, with appurtenances, unto the said Grantee, its successors and assigns forever.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through or under the said Grantor (except as noted above), but against none other.

IN WITNESS WHEREOF, the above named corporate Grantor has caused these presents to be signed in its name by its undersigned officer the day and year first hereinabove written.

Signed, sealed and delivered in the presence of:

The Northern Trust Company, an Illinois banking corporation, successor by merger to Northern Trust, National Association, formerly known as Northern Trust Bank of Florida, National Association

*[Handwritten Signature]*  
Signature of 1st Witness

*Maria Schlumbienki*  
Printed Name of 1st Witness

*[Handwritten Signature]*  
Signature of 2nd Witness

*Louisa Mendez-Orosa*  
Printed Name of 2nd Witness

By: *[Handwritten Signature]*  
Carlos Noble  
Senior Vice-President

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of July, 2015, by Carlos Noble as Senior Vice-President of The Northern Trust Company, an Illinois banking corporation, successor by merger to Northern Trust, National Association, formerly known as Northern Trust Bank of Florida, National Association, on behalf of the corporation. Carlos Noble is personally known to me, or produced \_\_\_\_\_ as identification.

~~\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC  
State of Florida at Large~~

*Oscar J. Trujillo*  
PRINTED NAME OF NOTARY PUBLIC

(NOTARY SEAL)



\_\_\_\_\_  
COMMISSION #/ DATE COMMISSION EXPIRES

**EXHIBIT A - LEGAL DESCRIPTION**

THE SOUTH 590 FEET OF THE WEST 302.80 FEET OF THE EAST 510.00 FEET AND THE WEST 57.11 FEET OF THE EAST 207.20 FEET OF THE NORTH 300.00 FEET OF THE SOUTH 543.00 FEET OF TRACT 15, SECTION 4, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 25; SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA. LESS AND EXCEPTING THE SOUTH 30 FEET FOR ROAD RIGHT OF WAY.

PROPERTY ADDRESS: 4800 16th Street,  
Vero Beach, Florida 32966

PARCEL NO.: 33-39-04-00001-0150-00002/0  
AND  
33-39-04-00001-0150-00003/0

EXHIBIT "B"

1. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.
2. All canals, ditches, and rights-of-way, if any, over captioned property as reserved on the last general plat of lands of the Indian River Farms Company Subdivision, as set forth in Plat Book 2, Page 25, Public Records of St. Lucie County, Florida; said lands now lying and being in Indian River County, Florida.
3. Grant of Easement recorded in O. R. Book 846, Page 2658, Public Records of Indian River County, Florida.