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Record: \$ 18.50  
Doc Stamps: \$ 227.50  
Treasure Coast Title Agency of Vero, Inc.  
3375 20th Street, Suite 130  
Vero Beach, FL 32960  
P: 772-299-8022 Fax: 772-299-8026  
Courthouse Box # 60

This Document Prepared By and Return to:  
**Christine F. Canady**  
Treasure Coast Title Agency of Vero, Inc.  
3375 20th Street  
Vero Beach, FL 32960

155025F

Parcel ID Number: 33-39-24-00007-0020-00012/0

# Special Warranty Deed

This Indenture, Made this <sup>15</sup>~~16~~th day of July, 2015 A.D., Between  
CR Properties 2015 LLC, a New York Limited Liability Company

of the County of Westchester, State of New York, grantor, and  
Tomas Rios, an unmarried adult and Daniela Osorio, an unmarried adult,  
as joint tenants with rights of survivorship  
whose address is: 2304 1st Court SE, Vero Beach, FL 32962

of the County of Indian River, State of Florida, grantees.

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 GRANTEES, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEES and GRANTEES' 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 12, Block 2, DIXIE GARDENS UNIT 3, SECTION TWO, according to the  
Plat thereof, recorded in Plat Book 6, Page 28, of the Public Records  
of Indian River County, Florida.

**Together** with all tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantees that grantor is lawfully seized of said land in fee simple; that grantor has  
good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will  
defend the same against the lawful claims of all persons claiming by, through or under grantor.

# Special Warranty Deed - Page 2

Parcel ID Number: 33-39-24-00007-0020-00012/0

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:

**CR Properties 2015 LLC, a New York Limited Liability Company**

Jenna Krantz  
Printed Name: Jenna Krantz  
Witness

Victor Naar (Seal)  
By: Victor Naar, Manager  
P.O. Address: 333 Westchester Avenue, Suite 206  
White Plains, NY 10604

M. Sosa  
Printed Name: Mareline Sosa  
Witness

STATE OF New York  
COUNTY OF Westchester

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of July, 2015 by Victor Naar, Manager of CR Properties 2015 LLC, a New York Limited Liability Company who is personally known to me or who has produced his [Signature] as identification.

[Signature]  
Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: 12/16/17

KRISTINA POLTRACK  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01PO6293827  
Qualified in Westchester County  
My Commission Expires on or before 12/16, 2017

