

Prepared by:

Michael A. Schneider, Esq.
8255 N. Wickham Road
Suite 100
Melbourne, Florida 32940

When recorded return to:

Michael A. Schneider, Esq.
The Title Company of Brevard, Inc.
8255 N. Wickham Road
Suite 100
Melbourne, Florida 32940

(Space above this line reserved for recording office use only)

WARRANTY DEED

This Warranty Deed is made this 17th day of September, 2015, by **Brian A. McDaniel**, whose post office address is 4888 N. Kings Highway # 120, Ft. Pierce, FL 34951, hereinafter called the Grantor, to **Michael A. Lue and Jane E. Lue, husband and wife**, whose post office address is 2030 37th Avenue, Vero Beach, FL 32960, hereinafter called the Grantee,

The terms "Grantor," and "Grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

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 Indian River County, Florida, viz:

Lot 15, River Shores Estates Unit 3, according to the Plat thereof as recorded in Plat Book 7, page(s) 55, of the Public Records of Indian River County, Florida.

The Property Appraiser's Parcel Identification Number is 33403000004000000015.0.

SUBJECT TO Taxes and Assessments for the current year and all subsequent years. Subject to Restrictions, Easements, and Covenants of Record, but this reference shall not operate to re-impose the same. Subject to all applicable zoning rules and regulations.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


TO HAVE AND TO HOLD, the same 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 the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.

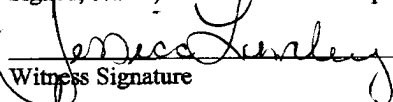
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The Grantor herein warrants and represents that neither Grantor nor any member of the Grantor's family resides upon said property and that said property is not homestead property as defined under Florida Constitution 1968, Article X, Section 4.

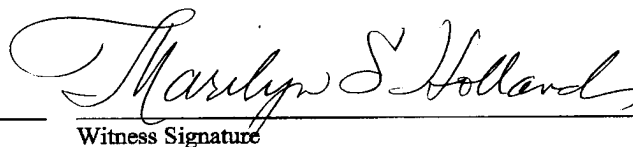
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.


 Brian A. McDaniel

Signed, sealed, and delivered in the presence of:


 Witness Signature

Jessica Lumley
 Witness Printed Name

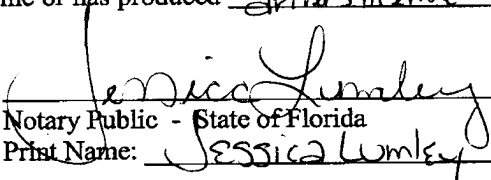

 Witness Signature

Marilyn S. Holland
 Witness Printed Name

STATE OF FLORIDA
 COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 17th day of September, 2015, by Brian A. McDaniel who is personally known to me or has produced driver's license as identification.

My Commission Expires:


 Notary Public - State of Florida

Print Name: Jessica Lumley

