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JEFFREY R SMITH, CLERK OF COURT
INDIAN RIVER COUNTY FL
BK: 2824 PG: 1359 Page 1 of 2 2/19/2015 1:11 PM
D DOCTAX PD \$840.00

Prepared by:

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Data)

Special Warranty Deed

This Special Warranty Deed made this **17 day of February, 2015** between **Fidelity Investments Asset Management Inc. as Trustee under the 1300 4th Street Land Trust dated 7/3/2013**, whose post office address is, 1767 Coral Way S. Vero Beach Fl. 32963 grantor, and **Wilfredo Lazaro-Mejia and Reina Lazaro-Mejia** whose post office address is **1300 4th Street Vero Beach Florida, 32962**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to the instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in INDIAN RIVER COUNTY, FLORIDA, to-wit:

Lot 5 Block 20, Royal Poincianna Park Unit No. 2 According to The Plat Thereof Recorded In Plat Book 4, Page 44, Public records Of Indian River County, Florida.

Parcel ID: 33391400007020000005.0

AKA: 1300 4th Street Vero Beach Fl. 32962

SUBJECT TO restrictions, reservations, covenants and easements of record without reimposing the same; taxes for the year 2015 and years subsequent thereto; and all applicable zoning ordinances.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

Re-record to add signers title

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 claiming by, through or under grantors.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Miro Posevec

By: Jayne Stiles
Name: Jayne A. Stiles

Jayne Stiles, President Fidelity Investments Asset Management, Inc.
as Trustee under the 1300 4th Street Land Trust dated 7/3/2013

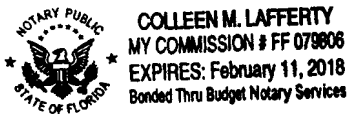
[Signature]
Witness Name: Christiana Cranwell

State of Florida
County of Indian River

The foregoing instrument was sworn to and subscribed before me 17 day of February, 2015 by Jayne A. Stiles. She () is personally known to me or (x) has produced a driver's license as identification.

[Signature]
Notary Public

(Notary Seal)



Colleen Lafferty
Printed Name

My Commission Expires 2/11/18