

REC 17279

**THIS INSTRUMENT WAS PREPARED BY  
AND AFTER RECORDING RETURN TO:**

MARNIE S. GROSSMAN, ESQ.  
SCHULTE ROTH & ZABEL LLP  
919 THIRD AVENUE  
NEW YORK, NEW YORK 10022  
(212) 756-2000

CONSIDERATION: \$10.00

PARCEL IDENTIFICATION NO.: 15-31-39-00007-0240-00001.0

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(Information above this line for recording data)

### WARRANTY DEED

THIS WARRANTY DEED made this 27<sup>th</sup> day of October, 2015, by **1 ATHEA LANE LLC**, a **Connecticut limited liability company**, whose post office address is c/o Bay Holdings, 30 Old Kings Highway South, Darien, Connecticut 06820 ("**Grantor**") to **JOSEPH D. ROXE and MAUREEN L. ROXE, as tenants-in-common**, having a post office address is 459 Middlesex Road, Darien, Connecticut 06820 (collectively "**Grantee**"):

*(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals and the successors and assigns of corporation, whenever the context so admits or requires)*

**WITNESSETH:** That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee, and other valuable considerations, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River County, State of Florida, to wit:

**LOT 1, BLOCK 24, WINDSOR PLAT 7, RECORDED IN PLAT BOOK 14,  
PAGE 31 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY,  
FLORIDA.**

**PARCEL IDENTIFICATION NUMBER: 15-31-39-00007-0240-00001.0**

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereto belonging or in anywise pertaining thereto.

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

**GRANTOR WARRANTS** that at the time of this conveyance, the subject property is not Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's homestead address is: c/o Bay Holdings, 30 Old Kings Highway South, Darien, Connecticut 06820.

**AND GRANTOR** hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and is lawfully authority to sell and convey said land; that Grantor hereby 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 the date hereof.

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

**Signed, Sealed And Delivered  
In The Presence Of:**

**1 ALTHEA LANE LLC,**  
a Connecticut limited liability company

Megan Callahan  
(Signature)

Megan Callahan  
(Print Name)

J. Vassiliou  
(Signature)

TERESA VASSILIOU  
(Print Name)

By: Joseph D. Roxe  
Print Name:  
Title: JOSEPH D. ROXE

STATE OF CT )  
COUNTY OF Fairfield ) ss:

The foregoing instrument was acknowledged before me this 29 day of October, 2015 by Joseph D Roxe on behalf of **1 ALTHEA LANE LLC**, a Connecticut limited liability company. He is personally known to me or has produced CT License as identification.

Elizabeth S. Bartram  
Notary Public

Printed Name: Elizabeth S Bartram  
My Commission Expires: \_\_\_\_\_