

After Recording Return to:
Sherice Platt
Stewart Title Company
333 17th Street, Suite F
Vero Beach, FL 32960

This Instrument Prepared by:
Sherice Platt
Stewart Title Company
333 17th Street, Suite F
Vero Beach, FL 32960
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
33-38-14-00002-0000-00102.0
File No.: 01206-45808

WARRANTY DEED

1850
4,470.90
This Warranty Deed, Made the 23rd day of November, 2015, by VB Customs Homes, LLC, a Florida Limited Liability Company, having its place of business at 3418 Ocean Drive, Vero Beach, FL 32963, hereinafter called the "Grantor", to Paris G. Christodoulides and J. Cecilia Christodoulides, husband and wife, whose post office address is: 8300 Halbert Lane, Vero Beach, FL 32968, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Indian River County, Florida, to wit:

Lot 102, Stoney Brook Farm, according to the Plat thereof, recorded in Plat Book 19, Pages 41 through 44, inclusive, of the Public Records of Indian River County, Florida.

TOGETHER with all the 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 2016, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of Limited Liability Company)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]
Printed Name: Shyra Platt

VB CUSTOMS HOMES, LLC

Witness Signature: [Signature]
Printed Name: Betsy Barbiero

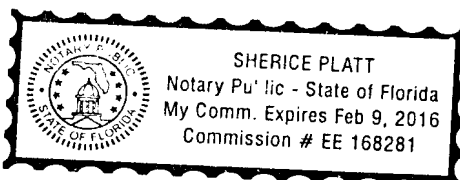
Avi Baron
Managing Member

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 23rd day of November, 2015 by Avi Baron as Managing Member of VB Customs Homes, LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company. He/She is personally known to me or has produced driver license(s) as identification.

[Signature]
Notary Public Signature
Printed Name: Sherice Platt

My Commission Expires: 2/9/2016
(SEAL)



Stoney Brook Farm Property Owners Association, Inc.

c/o A.R. Choice Management, Inc.
 333 17th Street, Suite 2L ~ Vero Beach, Florida 32960
 Phone (772) 567-0808 ~ Fax (772) 567-2551
 Jeff@ARChoice.com ~ Karli@ARChoice.com

Certificate of Approval

This is to certify that **Paris & Cecilia Christodoulides** has/have been approved by the Stoney Brook Farm Property Owners Association, Inc. as the Purchaser of the following property in Indian River County, Florida. **8300 Halbert Lane.**

The Board of Directors of Stoney Brook Farm Property Owners Association, Inc. on behalf of the Association does hereby waive any right of first refusal and consents to the conveyance of the property described herein to the Grantee named herein.

Dated this 17th day of November, 20 15

Stoney Brook Farm Property
 Owners Association, Inc.

By [Signature]
 Community Association Manager

State of Florida
 County of Indian River

The foregoing instrument was acknowledged before me this 17th day of November, 20 15 by Jeffrey DeVore
 Who is personally known to me or has presented proof that he/she is a representative of Stoney Brook Farm Property Owners Association, Inc., a Florida not-for-profit corporation, pursuant to the authority duly vested in him/her, on behalf of said corporation.

Notary public, State of Florida

[Signature: Angela J Theall]

My Commission expires: 1/8/19

