

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:
Jere F. Daniels, Jr., Esquire
Winderweedle, Haines, Ward
& Woodman, P.A.
Post Office Box 880
Winter Park, FL 32790-0880

Property folio number: 33-37-35-00002-0080-00001/0

Deed Doc Stamp
#840

WARRANTY DEED

THIS WARRANTY DEED made effective the 25th day of May, 2016, by **ADVANTA IRA SERVICES, LLC, a Florida limited liability company, f/k/a Entrust of Tampa Bay, LLC, a Florida limited liability company, FBO Neil T. Neville, IRA [REDACTED]**, whose address is 13191 Starkey Road, Suite 9, Largo, Florida 33773 ("Grantor") to **I.M.G. ENTERPRISES, INC., a Florida corporation**, whose address is 7836 Cherry Lake Road, Groveland, Florida 34736 ("Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

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, more fully described on Exhibit "A" attached hereto and made a part hereof by reference.

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.

The Grantor hereby covenants with said Grantee 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; and that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to taxes for the year 2016 and thereafter and easements, reservations and restrictions of record, but this reference shall not act to reimpose the same.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be signed and sealed the day and year first above written.

Signed, sealed and delivered
in our presence:

ADVANTA IRA SERVICES, LLC,
a Florida limited liability company,
f/k/a Entrust of Tampa Bay, LLC,
FBO Neil T. Neville IRA # [REDACTED]



Print Name: TIFFANY ARRINGTON

By: 

Robert A. Koerner
Authorized Signatory



Print Name: PAUL HUTCHINGS

Address: 13191 Starkey Road, Suite 9
Largo, Florida 33773

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 20 day of May, 2016, by ROBERT A. KOERNER, as the Authorized Signatory of ADVANTA IRA SERVICES, LLC, a Florida limited liability company, f/k/a Entrust of Tampa Bay, LLC, FBO Neil T. Neville IRA #1064, ☒ who is personally known to me or ☐ who has produced _____ as identification.



Notary Public

My Commission Expires: 10/16/16

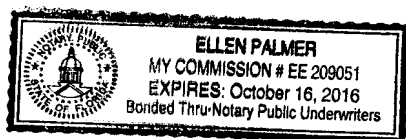


EXHIBIT "A"

A parcel of land located in Section 25, Township 33 South, Range 37 East, Indian River County, Florida, more particularly described as follows:

From the Northeast corner of Section 25, Township 33 South, Range 37 East, run North 89°31' West a distance of 54.00 feet; thence South 5225.81 feet to the Southeast corner of St. Johns Drainage District, Unit No. 4, as recorded in Plat Book 7, Page 25, Public Records of Indian River County, Florida; thence North 89°20'12" West a distance of 2789.80 feet; thence South 0°15' West, a distance of 2523.29 feet to the Point of Beginning; thence North 89°20'12" West a distance of 2800.83 feet; thence North 0°30' East a distance of 622.41 feet; thence South 89°20'12" East a distance of 2798.11 feet; thence South 0°15' West a distance of 622.41 feet to the Point of Beginning.

Said property also described as Tract 8 of St. Johns Drainage District, Unit 5, as recorded in Official Records Book 166, Page 263, Public Records of Indian River County, Florida.

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