

**Prepared by and Return to:**

Scott L. Glazier, Esquire  
Glazier & Glazier, P.A.  
8825 Perimeter Park Blvd., Suite 504  
Jacksonville, FL 32216

Title to the lands described herein has not been examined by me and no warranty or representation, expressed or implied, is given as to the marketability or condition of the title to the property, the quality of lands included therein, the location of the boundaries or the existence of liens, encumbrances or unpaid taxes.

**SPECIAL WARRANTY DEED**

THIS INDENTURE is made this 3<sup>rd</sup> day of June, 2016, by SUE K. HOLBROOK, a Florida resident, conveying property which is not her homestead, whose mailing address is 615 Catalina Street, Vero Beach, Florida 32960 (the "Grantor"), in favor of PURNELL ACRES, LLC, a Florida limited liability company, whose mailing address is 615 Catalina Street, Vero Beach, Florida 32960 ("Grantee").

**RECITALS:**

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents has granted, bargained and sold unto the Grantee, its successors and assigns forever, the following described property (the "Property"), situate, lying and being in the County of INDIAN RIVER, State of Florida, to wit:

See **Exhibit "A"** attached hereto and made a part hereof by reference.

**Property Appraiser's Folio Number:** **33-39-18-00001-0150-00005.0**

This conveyance is subject to those matters set forth in **Exhibit "B"** attached hereto and made a part hereof by reference.

AND, the Grantor hereby covenants with said Grantee that except for the matters described above, (i) at the time of the delivery of this deed, the Property was free from all encumbrances made by said Grantor; (ii) the Grantor is lawfully seized of said Property in fee simple; (iii) the Grantor has good right and lawful authority to sell and convey said Property in fee simple; and (iv) the Grantor hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons, whomsoever, claiming by, through or under the said party of the first part only, but not otherwise.

**NOTE TO RECORDING OFFICER:** THIS CONVEYANCE IS NOT SUBJECT TO DOCUMENTARY STAMP TAXES PURSUANT TO CHAPTER 201, FLORIDA STATUTES, BY REASON OF RULE 12B.4.014(2)(b) OF THE FLORIDA ADMINISTRATIVE CODE.

**IN WITNESS WHEREOF**, Grantor has executed this instrument as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**GRANTOR:**

Deana L. Pitts

Print Name: Deana L. Pitts  
Witness

Dylan Williams

Print Name: Dylan Williams  
Witness

Sue K. Holbrook

SUE K. HOLBROOK

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

Subscribed and sworn to before me by SUE K. HOLBROOK, individually, who personally appeared before me, on June 3rd, 2016. SUE K. HOLBROOK is  personally known to me or  has produced \_\_\_\_\_ as identification.

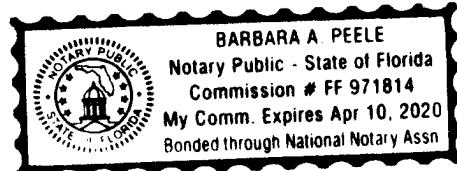
Barbara A. Peele

Notary Public

State of Florida

My Commission Expires: \_\_\_\_\_

Commission No.: \_\_\_\_\_



**Exhibit "A"**  
**Real Property Description**

**33-39-18-00001-0150-00005.0**

A PORTION OF: 1) THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 639, PAGE 1969, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, AS TRACT 16, SECTION 18, TOWNSHIP 33 SOUTH, RANGE 39 EAST, LESS THE CANAL, AS THE SAME IS DESIGNATED ON THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 25; SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA; LESS THE EAST 810 FEET THEREOF; SAID PARCEL OF LAND CONTAINS 16.43 ACRES, MORE OR LESS; AND 2) THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 608, PAGE 675, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AS TRACT 15, SECTION 18, TOWNSHIP 33 SOUTH, RANGE 39 EAST, AS THE SAME IS DESIGNATED ON THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 25; SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA; SAID PARCEL OF LAND CONTAINS 39.58 ACRES, MORE OR LESS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 9.335 ACRES OF THE WEST 46.675 ACRES OF THE PREVIOUSLY DESCRIBED PARCELS OF LAND, LESS AND EXCEPT ANY ROAD RIGHT-OF-WAYS.

**Exhibit "B"**  
Permitted Exceptions

1. Taxes and assessments for the year 2016 and subsequent years.
2. Matters which may be disclosed by an accurate survey.
3. All governmental laws and regulations applicable to the property conveyed by this deed, including, without limitation, all applicable zoning and land use laws and regulations.