

Prepared By and Return To:

Supreme Title Solutions, LLC
1410 19th Place
Vero Beach, FL 32960

File No. 16-07-1368

Property Appraiser's Parcel I.D. (folio) Number(s)

33392600007000300010.0

WARRANTY DEED

THIS WARRANTY DEED dated August 1, 2016, by Christopher Neuberger, a married man, whose post office address is 7502 Brook Line Avenue, Fort Pierce, FL 34951, hereinafter called the grantor, to Bluestar Financial Services, LLC, a Florida Limited Liability Company, whose post office address is 2148 Buena Vista Blvd., Vero Beach, FL 32960, hereinafter called the 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Indian River County, Florida, to wit:

As shown on Exhibit A which is attached hereto and incorporated herein by reference.

Grantor Warrants that at the time of this conveyance, the subject property is not the 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 homestead property. Grantor's residence and homestead address is: 7502 Brook Line Avenue Fort Pierce, FL 34951

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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: December 31, 2015


WARRANTY DEED (Continued)

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

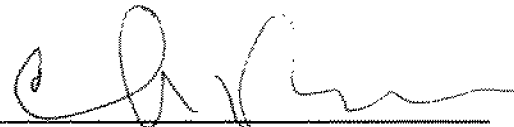
Signed, sealed and delivered in the presence of:


(Witness Signature)

Deana M. Sharland


(Witness Signature)

Sherri Reynolds


Christopher Neuberger

7502 Brook Line Avenue
(Address)

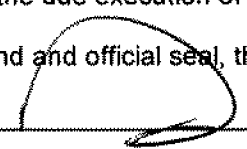
Fort Pierce, FL 34951
(Address)

STATE OF Florida

COUNTY OF Indian River

I, Deana M. Sharland, a Notary Public of the County and State first above written, do hereby certify that Christopher Neuberger personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1 day of August, 2016.


Notary Public

My Commission Expires:

(SEAL)



WARRANTY DEED
(Continued)

EXHIBIT A

Lot 10, Block C, "Oslo Park" Unit No. 5, according to the map or plat thereof, as recorded in Plat Book 4, Page 26, of the Public Records of Indian River County, Florida.