

This Instrument Prepared By:
DENNIS G CORRICK, ESQ.
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

For Official Use Only
Tax Parcel Identification No.
33402100007000000001.0
33402100007000000002.0
33402100007000000003.0
33402100007000100000.0

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made effective as of the 2nd day of August, 2016, by STURGIS PROPERTIES, LLC, a limited liability company, Document Number L01000010568, whose address is 4645 U.S. 1 Vero Beach, FL 32967 ("Grantor"), to DENIS MANELSKI and JENNIFER MANELSKI, husband and wife, whose address is 1804 Ocean Drive, Vero Beach, Florida 32963 ("Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals, and the successors and assigns of trustees, corporations, limited liability companies, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "Land") situate in Indian River County, Florida, and more particularly described in **Exhibit "A"**, attached hereto and made a part hereof.

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 GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey the Land and hereby fully warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2015, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Karen Gibson
Print Name: Karen Gibson

STURGIS PROPERTIES, LLC, a Florida limited liability company

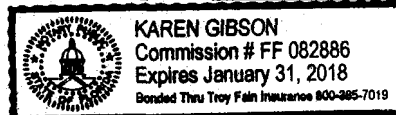
Keith Liotta
Print Name: Keith Liotta

By: Charles Sturgis
Charles H. Sturgis, Co-Manager

STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 27 day of July, 2016, by Charles H. Sturgis, as Co-Manager of STURGIS PROPERTIES, LLC, a Florida limited liability company. Said person (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: _____.

Karen Gibson
Print Name: Karen Gibson
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____



[SIGNATURES CONTINUE ON FOLLOWING PAGES]

Karen Gibson
Print Name: Karen Gibson

STURGIS PROPERTIES, LLC, a Florida limited liability company

Keith Liotta
Print Name: Keith Liotta

By: Ashley S. McInerney
Ashley S. McInerney, Co-Manager

STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 27 day of July, 2016, by Ashley S. McInerney, as Co-Manager of STURGIS PROPERTIES, LLC, a Florida limited liability company. Said person (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: _____.

Karen Gibson
Print Name: Karen Gibson
Notary Public, State of Florida
Commission No.: FF082886
My Commission Expires: 1/31/18



[SIGNATURES CONTINUE ON FOLLOWING PAGE]

Karen Gibson
Print Name: Karen Gibson

Keith Liotta
Print Name: Keith Liotta

STURGIS PROPERTIES, LLC, a Florida limited liability company

By: Mary Lu Redish
Mary Lu Redish, Co-Manager

STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 27 day of July, 2016, by Mary Lu Redish, as Co-Manager of STURGIS PROPERTIES, LLC, a Florida limited liability company. Said person (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: _____.

Karen Gibson
Print Name: Karen Gibson
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____



EXHIBIT "A"
Legal Description

Tract A:

The following described parcel of real property lying and being in Indian River County, Florida:

That part of the North 330 feet of the South half of Government Lots 1 and 2 which lies East of State Road A-1-A in Section 21, Township 33 South, Range 40 East, EXCEPT, however, the North 150 feet thereof; AND

That part of Government Lot 1 in Section 22, Township 33 South, Range 40 East, which lies between an extension East of the North and South lines of the above described property to the Atlantic Ocean; EXCEPT, however; the West 969 feet of all of the above described parcel; and

LESS AND EXCEPT Lots 1, 2 and 3, Sears Cove, according to the Plat thereof, as recorded in Plat Book 9, Page 8 of the Public Records of Indian River County, Florida.

TOGETHER WITH:

Lot 1, Sears Cove Subdivision, according to the plat thereof filed in the office of the Clerk of the Circuit Court in Plat Book 9 at page 8, Public Records of Indian River County, Florida.

TOGETHER WITH:

Lots 2 and 3, Sears Cove, according to the plat thereof recorded in Plat Book 9, Page 8, Public Records of Indian River County, Florida.