

Rec. \$27.00  
Dis \$6,265.00

**Prepared By and Return To:**

Riomar Title, LLC  
1717 Indian River Blvd., Suite 302  
Vero Beach, FL 32960  
Order No.: 15-1183  
**COURTHOUSE BOX 69**

Property Appraiser's Parcel I.D. (folio) Number:  
32401800001000000049.1

**WARRANTY DEED**

**THIS WARRANTY DEED** dated this 19<sup>th</sup> day of January 2016, by **KTLC Silver Moss, LLC, a Florida limited liability company**, and having its principal place of business at 2055 US Hwy. 1, Vero Beach, Florida, 32960 (the "Grantor"), to **Richard B. Paulsen, a married man**, whose post office address is 2831 Ambleside Place, Cincinnati, Ohio, 45208-3357 (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 Ten And No/100 Dollars (\$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 County of Indian River, State of Florida, viz:

**See Attached Exhibit "A" - Legal Description**

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor.

Subject to easements, restrictions, reservations and limitations of recorded, 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, 2014.

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

KTLC Silver Moss, LLC, a Florida limited liability company

By its Manager  
Kite Tax Lien Capital, LLC, a Florida limited liability company

BY: [Signature]  
Kelly P. Kite, Jr., Managing Member

Signed, sealed and delivered in presence of:

[Signature]  
Witness Signature

**Christy B. Owen**  
Printed Name of First Witness

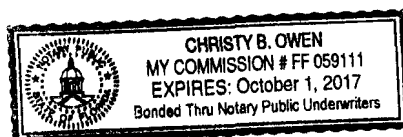
[Signature]  
Witness Signature

**Meredith A. Tessier**  
Printed Name of Second Witness

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of January, 2016, by Kelly P. Kite, Jr., Managing Member of Kite Tax Lien Capital, LLC, a Florida limited liability company, Manager of KTLC Silver Moss LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

[Signature]  
Notary Public  
**Christy B. Owen**  
Printed Name of Notary  
My Commission Expires \_\_\_\_\_



**Warranty Deed** — Page 2

Parcel ID Number: 32401800001000000049.1

**Exhibit "A" – Legal Description**

THAT PORTION OF LOTS 48 AND 49, JOHN'S ISLAND, PLAT I, AS RECORDED IN PLAT BOOK 8, PAGES 8, 8A, 8B AND 8C, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: PARCEL 131 BEGINNING AT THE SOUTHEAST CORNER OF LOT 49 AND RUNNING THENCE SOUTH 87 DEGREES 18 MINUTES 49 SECONDS WEST ON THE SOUTH LINE OF LOT 49, A DISTANCE OF 151.72 FEET TO THE SOUTHWEST CORNER OF LOT 49; THENCE 55.52 FEET NORTHERLY ON THE WESTERLY LINE OF LOT 49, ALONG THE ARC OF A 600 FOOT RADIUS, NON-TANGENT CURVE, CONCAVE WEST, THROUGH A CENTRAL ANGLE OF 5 DEGREES 18 MINUTES 05 SECONDS, A RADIAL LINE THROUGH SAID SOUTHWEST CORNER BEARS NORTH 83 DEGREES 01 MINUTES 07 SECONDS WEST; THENCE NORTH 86 DEGREES 04 MINUTES 24 SECONDS EAST 65.70 FEET; THENCE NORTH 3 DEGREES 35 MINUTES 36 SECONDS WEST, 23.00 FEET; THENCE NORTH 86 DEGREES 04 MINUTES 24 SECONDS EAST, 86.19 FEET TO AN INTERSECTION WITH THE EAST LINE OF LOT 49; THENCE 81.66 FEET SOUTHERLY ON THE EASTERLY LINE OF LOT 49 ALONG THE ARC OF A 750 FOOT RADIUS, NON-TANGENT CURVE, CONCAVE WEST, THROUGH A CENTRAL ANGLE OF 6 DEGREES 14 MINUTES 19 SECONDS TO THE POINT OF BEGINNING, A RADIAL LINE THROUGH SAID POINT OF INTERSECTION WITH THE EAST LINE BEARS SOUTH 88 DEGREES 47 MINUTES 44 SECONDS WEST. AND A COMMON EASEMENT DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 48 AND RUNNING THENCE 13.53 FEET NORTHERLY ON THE EASTERLY LINE OF LOT 48 ALONG THE ARC OF A 750 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST, THROUGH A CENTRAL ANGLE OF 1 DEGREE 02 MINUTES 00 SECONDS A RADIAL LINE THROUGH SAID POINT OF BEGINNING BEARS SOUTH 85 DEGREES 44 MINUTES 44 SECONDS WEST; THENCE NORTH 5 DEGREES 17 MINUTES 16 SECONDS WEST, 39.00 FEET; THENCE SOUTH 86 DEGREES 04 MINUTES 24 SECONDS WEST 70.00 FEET; THENCE SOUTH 3 DEGREES 35 MINUTES 36 SECONDS EAST 52.51 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 48, THE SAID SOUTHEAST CORNER OF LOT 48 BEARS NORTH 86 DEGREES 04 MINUTES 24 SECONDS EAST, A DISTANCE OF 71.43 FEET FROM SAID POINT OF INTERSECTION; THENCE CONTINUING SOUTH 3 DEGREES 35 MINUTES 36 SECONDS EAST 39.91 FEET; THENCE NORTH 86 DEGREES 04 MINUTES 24 SECONDS EAST 70.83 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF LOT 49; THENCE NORTHERLY ON THE EASTERLY LINE OF LOT 49 ALONG THE ARC OF A 750 FOOT RADIUS, NON-TANGENT CURVE CONCAVE TO THE WEST; A DISTANCE OF 39.93 FEET TO THE POINT OF BEGINNING, A RADIAL LINE THROUGH SAID POINT OF INTERSECTION BEARS SOUTH 88 DEGREES 47 MINUTES 44 SECONDS WEST.

**WAIVER OF RIGHT OF FIRST REFUSAL**

BE IT HEREBY KNOW, that JOHN'S ISLAND PROPERTY OWNERS ASSOCIATION, INC., a non-profit corporation, existing under the laws of the State of Florida, hereby and herewith waives and relinquishes its right of first refusal to purchase the following described property presently owned by:

KTLC Silver Moss LLC

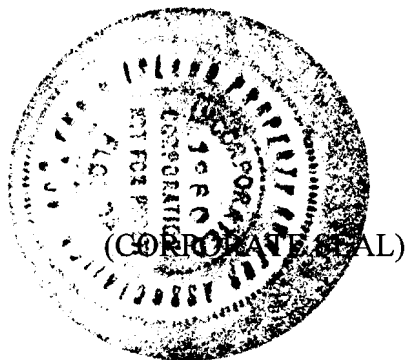
being sold by said owner to

Richard B. Paulsen

(Property) 273 Silver Moss – SMC-135

This Waiver is for the sole purpose of waiving and relinquishing the aforementioned Association's right of first refusal in connection with the above mentioned proposed transaction and is not a waiver or relinquishment of its right of first refusal to purchase the above described property should anyone other than the above named proposed purchaser take title to the same or upon the subsequent sale of the property by its proposed purchaser.

IN WITNESS WHEREOF, JOHN'S ISLAND PROPERTY OWNERS ASSOCIATION, INC. has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its property officers thereunto duly authorized this 15<sup>th</sup> day of December, 2015



JOHN'S ISLAND PROPERTY OWNERS ASSOCIATION, INC.

BY: Peter Graham

President

ATTEST: James L. Moller

Secretary

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this date, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared

Peter Graham and James L. Moller

Personally known by me to be the ( ☒ ) President and ( ☒ ) Secretary, respectively, of the corporation named in the foregoing instrument, and that they severally acknowledged executing the same freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed there to is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and county aforesaid this

15<sup>th</sup> day of December, 2015.

(NOTARY SEAL)

Mary Eunice Smith  
Notary Public, State of Florida at Large  
My Commission expires:

1/5/20

