

AFTER RECORDING RETURN TO:
BCHH, INC.
1000 CLIFF MINE ROAD, SUITE 500
PITTSBURGH, PA 15275
File No. 16035127-Z

This document prepared by:
HEATHER MAYER, ESQ.
PO BOX 551121
JACKSONVILLE, FL 32255
716-634-3405

Name & Address of Taxpayer:
FIREBIRD SFE I, LLC
8300 N. MOPAC EXPRESSWAY, SUITE 200
AUSTIN, TX 78759

Tax ID No.: 31-39-19-00001-6110-00009/0

Property Address: 108 OSCEOLA AVENUE, SEBASTIAN, FL 32958

WARRANTY DEED

THIS DEED made and entered into on this 22 day of FEBRUARY 2016, by and between **PATRICIA LALIME-NEACH, AN UNMARRIED WOMAN AND ROBERT LALIME, AN UNMARRIED MAN AND PETER LALIME, AN UNMARRIED MAN, EACH AS TO AN UNDIVIDED 1/3 INTEREST**, a mailing address of 4570-22 LANE, VERO BEACH, FL 32966 hereinafter referred to as Grantor(s) and **FIREBIRD SFE I, LLC**, a mailing address of 5001 PLAZA ON THE LAKE, SUITE 200, AUSTIN, TX 78746, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE HUNDRED TWENTY THOUSAND AND 00/100 (\$120,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in INDIAN RIVER County, FLORIDA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: BOOK 1308, PAGE 1307, Recorded: 12/14/1999

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto the heirs, administrators, successors or assigns, of the Grantee, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

This is not the homestead property of any of the Grantors.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 22 day of FEBRUARY, 2016.

Patricia L. Neach
PATRICIA LALIME-NEACH

Robert Lalime
ROBERT LALIME

P. Lalime
PETER LALIME

Signed, sealed and delivered in the presence of:

WITNESSES:

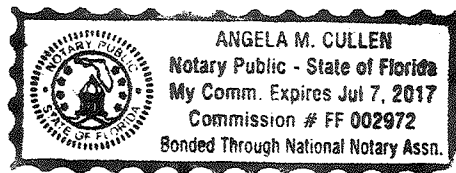
[Signature]
SIGNATURE
PRINT NAME: Angela M. Cullen

[Signature]
SIGNATURE
PRINT NAME: Gillian Krieger

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged by me this 22 day of FEBRUARY, 2016 by: PATRICIA LALIME-NEACH AND ROBERT LALIME AND PETER LALIME who is/are personally known by me or who has/have produced: DRIVERS LICENSES as identification.

[Signature] (SEAL)
Notary Public
State of FLORIDA
My commission expires: JULY 7 2017



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT A
LEGAL DESCRIPTION

LOT 9, BLOCK 611, SEBASTIAN HIGHLANDS UNIT SEVENTEEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 46, 46A THROUGH 46P, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

TAX ID NUMBER: 31-39-19-00001-6110-00009/0

PROPERTY COMMONLY KNOWN AS: 108 OSCEOLA AVENUE, SEBASTIAN, FL 32958