

Prepared by: Kenneth L. Raisch, Esq.
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THIS DEED PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION

FLORIDA TRUSTEE'S WARRANTY DEED

Property Appraiser's Parcel I.D. Number: 33391300000100000047.0
33391300000100000046.0

This Warranty Deed made this 25th day of January 2016 by and between JAMES J. MANNIX, JR., BERNADETTE L. FEENEY, a/k/a BERNADETTE MANNIX, KENNETH LEE RAISCH, each individually and as Trustees of the Marital Trust u/w/o James J. Mannix dated 5/3/1988, deceased, One Edgewater Plaza, Suite 204, Staten Island, New York 10305, and Joseph M. Mattone, an individual, with an office at 134-01 20th Avenue, College Point, New York 11356, hereinafter collectively called the Grantors, and

HWM US Route 1 and 6th Avenue, LLC a Florida limited liability company, with an address of 101 Wellesley Street, Weston, MA 02493, and **Vero Beach Florida LLC**, a New York limited liability company with an office at 134-01 20th Avenue, College Point, New York 11356, as Tenants in Common and not as Joint Tenants, each having an undivided one-half interest, hereinafter collectively called the Grantees.

WITNESSETH, that the Grantors, for an in consideration of the sum of Ten (\$10.00) dollars and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantees, and Grantees' successors, heirs, and assigns forever, all that certain parcel of land in Indian River County, State of Florida, to wit:

SEE EXHIBIT "A" attached hereto and incorporated herein by this reference

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantors hereby covenants with the Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey this land; that the Grantors hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014, and restrictions, covenants, and easements of record, but this provision shall not operate to re-impose the same.

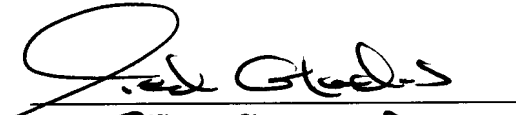
THE PROPERTY HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS. GRANTORS WARRANT THAT NEITHER GRANTORS NOR ANY PERSON NATURALLY OR LEGALLY DEPENDANT UPON GRANTORS RESIDE ON THE LAND OR ANY LANDS CONTIGUOUS THERETO. GRANTORS' HOMESTEAD IS LOCATED AT:

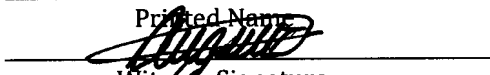
James J. Mannix	101 Wellesley Street, Weston, Massachusetts 02493
Bernadette L. Feeney	616 Lowell Road, Concord, Massachusetts, 01742
Kenneth Lee Raisch	53 Cloister Place, Staten Island, NY 10306
Joseph M. Mattone	37-20 Regatta Place, Douglaston, NY 11363

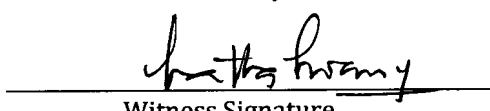
SIGNATURE PAGES TO FOLLOW


IN WITNESS WHEREOF, the Grantors have signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in the presence of:



Witness Signature
Fred Gladis
Printed Name

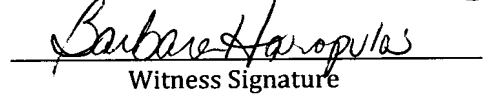

Witness Signature
MARIA ANGELOS
Printed Name



Witness Signature
LATHA SWAMY
Printed Name


Witness Signature
Christopher Hui
Printed Name


Witness Signature
Vilma SOUZA
Printed Name

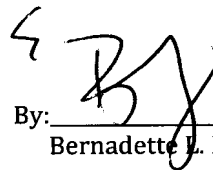

Witness Signature
Elizabeth W. Darling
Printed Name

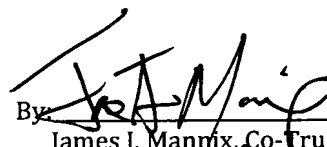

Witness Signature
Barbara Haropoulos
Printed Name

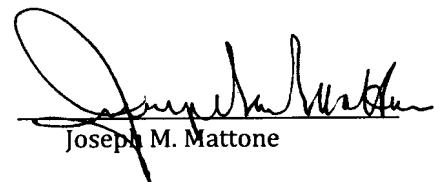

Witness Signature
Janet Hart
Printed Name

Marital Trust u/w/o James J. Mannix
deceased

By: 
Kenneth Lee Raisch, Co-Trustee

By: 
Bernadette L. Feeney, Co-Trustee
INDIVIDUALLY and

By: 
James J. Mannix, Co-Trustee
INDIVIDUALLY and



Joseph M. Mattone

State of New York)
 ss:)
County of Queens)

On the 29th day of ~~November~~ JANUARY in the year ~~2015~~ 2016 before me, the undersigned, personally appeared

Joseph M. Mattone

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public

CHRISTOPHER TODD
Notary Public, State of New York
01TO4797758
Qualified in Nassau County
Commission Expires Jan. 31, 2018

**EXHIBIT A
LEGAL DESCRIPTION**

LEGAL DESCRIPTION (PREPARED BY SURVEYOR)

A PARCEL OF LAND LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13, SAID POINT BEING MARKED BY A SHIP SPIKE IN ASPHALT PAVEMENT; THENCE NORTH 89°38'27" WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 25.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 6TH AVENUE, SAID POINT BEING MARKED BY A 5/8 INCH IRON ROD AND CAP STAMPED "PSM 3909" AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°38'27" WEST ALONG THE RIGHT-OF-WAY LINE OF 6TH AVENUE, A DISTANCE OF 10.00 FEET TO A DRILL HOLE IN CONCRETE; THENCE NORTH 00°11'57" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 6TH AVENUE, A DISTANCE OF 126.15 FEET TO A 5/8 INCH IRON ROD AND CAP STAMPED "PSM 3909"; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 89°38'27" WEST, A DISTANCE OF 152.92 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (STATE ROAD 5) ACCORDING TO THAT STIPULATED ORDER OF TAKING FOR PARCEL 109 AS RECORDED IN OFFICIAL RECORD BOOK 1672, PAGE 1323, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 29°34'05" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 293.15 FEET TO A 5/8 INCH IRON ROD AND CAP STAMPED "LB 7217", SAID POINT ALSO LYING ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A CHORD BEARING AND DISTANCE OF NORTH 73°59'48" EAST, 18.09 FEET; THENCE EASTERLY ALONG SAID CURVE AND RIGHT-OF-LINE HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 53°47'13" AN ARC DISTANCE OF 18.78 FEET TO A 5/8 INCH IRON ROD AND CAP STAMPED "LB 7217", SAID POINT ALSO LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF 6TH AVENUE; THENCE NORTH 00°11'57" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 122.81 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.496 ACRES, MORE OR LESS.

(Being the same property described in that certain (i) Warranty Deed recorded in Official Records Book 807, Page 2058, and (ii) Warranty Deed recorded in Official Records Book 779, Page 1209, less (iii) the property taken by the Stipulated Order of Taking recorded in Official Records Book 1672, Page 1323, all in Indian River County, Florida, public records.)