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This Document Prepared By and Return to:

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Box 65

**SPECIAL WARRANTY DEED**

THIS WARRANTY DEED made the 13 day of March, 2016, by **JAMES E. McDONNELL**, also known as **JAMES E. McDONNELL II**, a single man, whose address is 1807 Ocean Drive, Vero Beach, Florida 32963 ("Grantor") to **TERRY VAN METER**, a single woman, whose address is 950 Windsong Way, Vero Beach, Florida 32963 ("Grantee").

(Wherever used herein, the terms "Grantors" and "Grantees" referred to singularly or collectively, 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 DOLLARS and NO/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of Grantor's interest in that certain land situate in Indian River County, Florida, described as follows:

**Lot 146, POINTE WEST CENTRAL VILLAGE, PHASE IV PD, according to the map or plat thereof, as recorded in Plat Book 18, Page 46, 47, and 48, of the Public Records of Indian River County, Florida.**

**PROPERTY IDENTIFICATION NO.: 33381200006000000146.0**

**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 the Grantor hereby covenants with the Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, under and through the Grantor but against no others; and that said land is free of all encumbrances; however, subject to restrictions, easements, and matters appearing on the plat or otherwise common to the subdivision; public

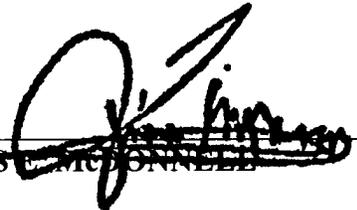
utility easements of record, and taxes accruing subsequent to December 31, 2015 which shall not operate to reimpose the same.

No title search nor review of a title abstract was performed in conjunction with the preparation of this Warranty Deed.

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

Signed, sealed and delivered  
in the presence of:

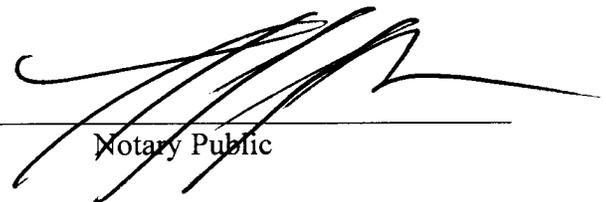
  
PRINTED: Diane Innes

  
JAMES E. McDONNELL

  
PRINTED: Charles E. Garris

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was sworn to and acknowledged before me this 17 day of March, 2016, by JAMES E. McDONNELL, who is personally known to me.

  
Notary Public

