

Prepared by and return to:

Samuel A Block
Attorney at Law
Block & Scarpa
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Vero Beach, FL 32960
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File Number: 7070.0000006
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 23rd day of May, 2016 between **HPH Development Company, LLC, a Florida Limited Liability Company** whose post office address is **1401 Highway A1A Suite 205, Vero Beach, FL 32963**, grantor, and **Laurie Winston Gordon Carney and James H. Carney II, Trustees, or their successors in interest of the Laurie Winston Gordon Carney Revocable Trust dated December 24, 1997, and any amendments** whose post office address is **860 Old Oak Lane, Vero Beach, FL 32963**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida** to-wit:

Lot 2, OLD OAK LANE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 26, Page 63, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 33-40-05-00035.0000-00002.0

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 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, 2015**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

HPH Development Company, LLC, a Florida Limited Liability Company

By: [Signature]
Leopoldo A. Henriquez, Manager

[Signature]
Witness Name: Ryan C. Seaman

[Signature]
Witness Name: Victoria Ann Persaud

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 23rd day of May, 2016 by Leopoldo A. Henriquez of HPH Development Company, LLC, a Florida Limited Liability Company, on behalf of the company. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Victoria Ann Persaud

My Commission Expires: _____

