

Prepared by and return to:  
**Larry A. Rothenberg, Esq.**  
**Attorney at Law**  
**RTC Title, Inc.**  
**815 Coral Ridge Drive**  
**Coral Springs, FL 33071**  
**954-227-3930**  
File Number: 16-1083  
Will Call No.: 0135

Parcel Identification No. 32391600006000000166.0

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## Special Warranty Deed

This Indenture made this 13 day of May, 2016 between **Vero Beach Builders, LLC, a Delaware limited liability company**, whose post office address is **c/o RSF Partners, 3232 McKinney Avenue, Suite 890, Dallas, TX 75204**, of the County of **Dallas**, State of **Texas**, grantor\*, and **Emil A. Barbosa and Debra A. Gundersen, husband and wife**, whose post office address is **40 Tillson Lake Road, Wallkill, NY 12589**, of the County of **Ulster**, State of **New York**, grantee\*,

**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 166, VERO LAGO PHASE 3, according to the map or plat thereof as recorded in Plat Book 20, Pages 30 through 37, of the Public Records of Indian River County, Florida.**

**SUBJECT TO: Restrictions, reservations, conditions, declarations, limitations, easements, right-of-way and zoning ordinances, if any, and real estate taxes for the year 2016 and subsequent years.**

**And** grantor hereby covenants with 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 warrants the title to said land and will defend the same against the lawful claims of all persons lawfully claiming by, through and under grantor but against none other.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**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:

Vero Beach Builders, LLC, a Delaware limited liability company

By: Vero Lago Management II, Inc., a Florida corporation, its Authorized Agent

*Erica Burnham*  
Witness Name: ERICA BURNHAM

By: *Peter Osterman*  
Peter Osterman, President

*Jaak Castillo*  
Witness Name: Jaak Castillo

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 13 day of May, 2016 by Peter Osterman, President of Vero Lago Management II, Inc., a Florida corporation, as Authorized Agent of Vero Beach Builders, LLC, a Delaware limited liability company, on behalf of the corporation and limited liability company. He  is personally known to me or  has produced \_\_\_\_\_ as identification.

[Notary Seal]

*Erica Burnham*  
Notary Public

Printed Name: ERICA BURNHAM

My Commission Expires: \_\_\_\_\_



**ERICA BURNHAM**  
MY COMMISSION # FF 956950  
EXPIRES: March 3, 2020  
Bonded Thru Budget Notary Services