

**THIS INSTRUMENT PREPARED BY AND  
RECORD AND RETURN TO:**

Recording: \$ 18.50  
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Total: \$445.50

CHRISTOPHER H. MARINE, ESQ.  
Gould Cooksey Fennell, P.A  
979 Beachland Boulevard  
Vero Beach, FL 32963  
(772) 231-1100

Property Appraiser's Parcel  
Identification No.: 32-39-25-00009-0002-00100/0

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** Made the 13<sup>th</sup> day of July, 2016 by **1000 37<sup>TH</sup> PLACE, LLC, a Florida limited liability company**, whose address is 3735 11<sup>th</sup> Circle, Suite 100, Vero Beach, Florida 32960, hereinafter called the GRANTOR, and **SHADOW MOUNTAIN, LLC, a Florida limited liability company**, whose address is 3735 11<sup>th</sup> Circle, Suite 100, Vero Beach, Florida 32960, hereinafter called the GRANTEE:

(Wherever 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)

**WITNESSETH:** That the GRANTOR, for and in consideration of the sum of Ten Dollars (\$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 that certain land situate in Indian River County, Florida, to-wit:

**Unit 100, Building B of 11th Circle Medical Center Condominium, according to the Declaration of Condominium of 11th Circle Medical Center Condominium, dated October 17, 2006 and recorded in O.R. Book 2090, Page 2094, of the public records of Indian River County, Florida. TOGETHER WITH all appurtenances thereto, including an undivided interest in the common elements of said condominium as set forth in the Declaration.**

**Together with exclusive right of use of Parking Spaces identified as G-13 and G-14 in the above Declaration of Condominium.**

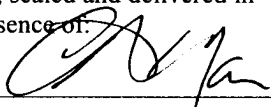
**SUBJECT TO** easements, restrictions, reservations and rights of way of record, if any, but this provision shall not operate to reimpose the same.

**GRANTOR COVENANTS** with GRANTEE that GRANTOR has good right and lawful authority to sell and convey the property and GRANTOR warrants title to the property for any acts of GRANTOR and will defend the title against lawful claims of all persons claiming by, through or under GRANTOR.

**TOGETHER WITH** all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

Signed, sealed and delivered in the presence of:

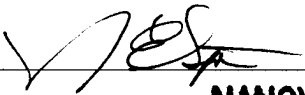
  
\_\_\_\_\_

Printed Name: **Christopher H. Marine**

**1000 37<sup>TH</sup> PLACE, LLC, a Florida limited liability company**

By:   
\_\_\_\_\_


**J. Russell Flinchum, Manager**

  
Printed Name: NANCY E. SPOSATO

**STATE OF FLORIDA  
COUNTY OF INDIAN RIVER**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **J. Russell Flinchum, Manager of 1000 37<sup>TH</sup> PLACE, LLC, a Florida limited liability company**, named as Grantor in the foregoing deed and that he severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said company and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 13<sup>th</sup> day of July 2016.

  
\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
(Notary Seal)

