

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

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

Recording: 18.50  
Deed Stamps: 3004.40  
Total: 3022.90

Property Appraiser's Parcel  
Identification No.:  
32-39-25-00009-0002-00202/0

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** Made the ~~31<sup>st</sup>~~ day of March, A.D. 2017 by **GIBBFLIN, LLC, a Florida limited liability company**, whose address is 3735 11<sup>th</sup> Circle, #100, Vero Beach, Florida 32960, hereinafter called the GRANTOR, to **SAND AND SEA OF VERO BEACH, LLC, a Florida limited liability company**, whose address is 3735 11<sup>th</sup> Circle, #203, 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, viz:

**Unit 202, Building B, 11th Circle Medical Center Condominium, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits attached thereto and forming a part thereof, as recorded in Official Records Book 2090, Page 2094, and Third Amendment to Declaration of Condominium of 11th Circle Medical Center Condominium, recorded in Official Records Book 2203, Page 1356, adding captioned unit and all amendments thereto, of the Public Records of Indian River County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.**

Subject to provisions, restrictions and obligations in the Declaration of Condominium and real estate taxes for the year 2017, and other easements, restrictions, reservations and rights of way of record, if any, but this provision shall not operate to reimpose the same.

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

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

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.

**IN WITNESS WHEREOF**, the said GRANTOR has signed and sealed these presents the day and year first  
[6916.0000013/2135363/1]

above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Printed Name: RUANA BARNETT

[Signature]  
Printed Name: CAROL K. WILCOX

**GIBBFLIN, LLC, a Florida limited liability company**

By: [Signature]  
**ROBERT M. GIBB, President**

(Seal)

**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 **ROBERT M. GIBB**, well known to me and personally known to me to be the President of **GIBBFLIN, L.L.C., a Florida limited liability company**, named as Grantor in the foregoing deed and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said limited liability company and that the seal affixed thereto is the true seal of said limited liability company and who did take an oath.

**WITNESS** my hand and official seal in the county and state last aforesaid, this 31<sup>st</sup> day of March, 2017.

[Signature]  
Notary Public  
Printed Name: CAROL K. WILCOX  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
(Notary Seal)

