

This instrument prepared by  
and return to:  
Nicholas L. Bruce, Esq  
Collins, Brown, Barkett & Garavaglia, Chartered  
756 Beachland Boulevard  
Vero Beach, FL 32963  
Parcel: 33-39-13-00028-0000-00002/2

## WARRANTY DEED

**THIS DEED**, executed this 17<sup>th</sup> day of May, 2017, by and between M&M Auto Wholesalers, L.L.C., a Florida Limited Liability Company with its principal office at 1995 US-1, Vero Beach, Florida 32960, hereinafter called the "Grantor", and CMM Realty, Inc., a Florida Corporation with its principal office at 60 Old Dixie Highway, Vero Beach, Florida 32962, 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, wherever the context so admits or requires.)

**WITNESSETH**, that the Grantor, for and in consideration of the sum of \$10.00, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Indian River, State of Florida, to-wit:

Lot 2, Mazzarella Subdivision, according to the map or plat thereof as recorded  
in Plat Book 17, Page 44, Public Records of Indian River County, Florida.

The property herein conveyed **DOES NOT** constitute the **HOMESTEAD** property of the Grantor.

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

**IN WITNESS WHEREOF**, the said Grantors have signed and sealed their presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

M&M AUTO WHOLESALERS, L.L.C.

Deeba Haidary  
Printed Name: Deeba Haidary

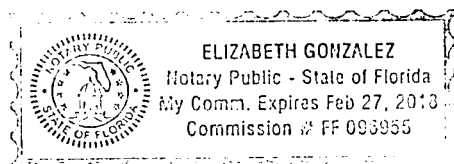
Christopher M. Mazzarella  
By: Christopher M. Mazzarella, President

Jennifer Jill Holland  
Printed Name: Jennifer Jill Holland

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of May, 2017, by Christopher M. Mazzarella, who is personally known to me or who has produced FL DL as identification.



Elizabeth Gonzalez  
Notary Public  
My Commission Expires: 02-27-2019