

NOTE TO CLERK/TAX EXAMINER: Actual consideration
paid is \$ 137,900.00

Prepared by and Return to:

Darlene K. Pegg, CLC President
Elite Title of the Treasure Coast, Inc.
3055 Cardinal Drive, Suite 105
Vero Beach, FL 32963

② \$35.50
\$96.30

Parcel ID Number: 33-39-26-00018-0000-00009/0

Warranty Deed

This Indenture, Made this 2nd day of June, 2017 A.D., Between
Indian River County Habitat for Humanity, Inc., a Florida non-profit
Corporation
of the County of Indian River, State of Florida, grantor, and
Ruby Savell Harris, an unmarried adult

whose address is: 2122 Waterside Lane SW, Vero Beach, FL 32962

of the County of Indian River, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Indian River, State of Florida to wit:
Lot 9, Waterside, according to the map or plat thereof, as recorded
in Plat Book 26, Page(s) 12, of the Public Records of Indian River
County, Florida.

Said land is free of all encumbrances, except taxes for the year in
which this deed is given; and restrictions, reservations,
limitations, covenants, conditions and easements of record, if any;
insofar as same are valid and enforceable (however, this clause shall
not be construed to reimpose same.)

During such time as the property described herein is used for a
purpose for which assistance under the Housing Opportunity Program
Extension Act of 1996, P.L. 104-120, was provided or for another
purpose involving the provision of similar services or benefits, then
no person having an interest in this property shall refuse service
for or accommodation or other benefits to any person with respect to
the property on account of the person's race, color or national
origin or otherwise engage in discrimination conduct of any kind on
account of a person's race, color or national origin with respect to
the property. This covenant shall run with the land.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Indian River County Habitat for
Humanity, Inc., a Florida
non-profit Corporation

Printed Name: DARLENE K. PEGG
Witness

By: Andrew R. Bowler, President (Seal)
P.O. Address: 4568 N. US Highway 1, Vero Beach, FL 32967

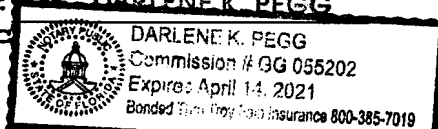
Printed Name: Kelly A. Madden
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 2nd day of June, 2017 by
Andrew R. Bowler, President of Indian River County Habitat for
Humanity, Inc., a Florida non-profit Corporation
who is personally known to me or who has produced his Florida driver's license as identification.

Printed Name: DARLENE K. PEGG
Notary Public
My Commission Expires:



**CORPORATE RESOLUTION OF
THE DIRECTORS OF
INDIAN RIVER COUNTY HABITAT FOR HUMANITY, INC.
d/b/a INDIAN RIVER HABITAT FOR HUMANITY**


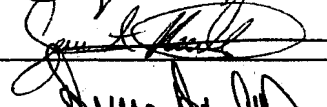
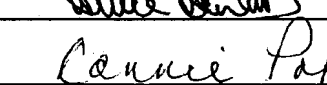
The undersigned directors of INDIAN RIVER COUNTY HABITAT FOR HUMANITY, INC., a not-for-profit corporation organized and existing under the laws of the State of Florida, also doing business as INDIAN RIVER HABITAT FOR HUMANITY



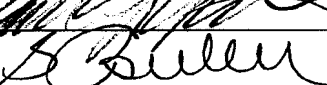
DO HEREBY CERTIFY that at a meeting of the Board of Directors of said corporation, duly held on December 13, 2016, a quorum being present, the following resolution was adopted and that the said resolution has been entered upon the regular minute book of said corporation, is in accordance with the by-laws and is now in full force and effect to wit:

RESOLVED, that Andrew R. Bowler, President and CEO of Indian River County Habitat for Humanity, Inc., is authorized and directed to sign, execute and endorse such documents as may be necessary or required by Indian River County Habitat for Humanity, Inc. d/b/a Indian River Habitat for Humanity to evidence the sale and transfer of title to individual lots and the structures thereon owned by the corporation to qualified families, and to sign and execute warranty deeds and any other documents to effectuate said transfer, and generally to do and perform all acts and sign all agreements, obligations, pledges and/or other instruments necessary or required by Indian River County Habitat for Humanity, Inc. d/b/a Indian River Habitat for Humanity in connection therewith.

RESOLVED, that when Andrew R. Bowler, is not available to sign, execute and endorse documents, Connie Poppell (Board Chair), Lawrence Lauffer (Vice Chair), and Rene Donars (Past Board Chair) of Indian River County Habitat for Humanity, Inc. d/b/a Indian River Habitat for Humanity are authorized and directed to sign, execute and endorse such documents as may be necessary or required by Indian River County Habitat for Humanity, Inc. d/b/a Indian River Habitat for Humanity to evidence the sale and transfer of title to individual lots and the structures thereon owned by the corporation to qualified families, and to sign and execute warranty deeds and any other documents to effectuate said transfer, and generally to do and perform all acts and sign all agreements, obligations, pledges and/or other instruments necessary or required by Indian River County Habitat for Humanity, Inc. d/b/a Indian River Habitat for Humanity in connection therewith.

WE FURTHER CERTIFY that the foregoing resolution is fully in accord with and pursuant to the by-laws of said corporation.




Connie Poppell




R. Bowler

[Signature]
[Signature]
[Signature]
[Signature]

[Signature]
[Signature]

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed the seal of said corporation this 13 day of December, 2016.

INDIAN RIVER COUNTY HABITAT FOR HUMANITY, INC.
d/b/a INDIAN RIVER HABITAT FOR HUMANITY

By: [Signature]
Connie Poppell, 2016 Board Chair

[Signature]
Susan Billero, 2016 Secretary

(Corporate Seal)

CORPORATE AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF Indian River**

RE: Lot 9, Waterside, according to the map or plat thereof, as recorded in Plat Book 26, Page(s) 12, of the Public Records of Indian River County, Florida.

Before me, the undersigned authority, personally appeared **Andrew R. Bowler** who being by me first duly sworn, on oath deposes and says that:

1. He is the President of Indian River County Habitat for Humanity, Inc., a Florida not for profit corporation.
2. Said corporation is currently in existence under valid articles of incorporation and bylaws and has not been terminated or dissolved.
3. Andrew R. Bowler, as President is authorized by the articles of incorporation and bylaws to execute contracts for sale and purchase, deeds and notes, mortgages and any other loan documents or settlement documents on behalf of the corporation, and all necessary consents have been obtained, if applicable.
4. Neither the corporation nor any officers of the corporation are currently debtors in any bankruptcy proceeding, and this conveyance or mortgage is in the ordinary course of business.
5. The undersigned certifies that the nature of this transaction is the sale of a residence and related improvements by a general building contractor, and or vacant land, to an arms length purchaser in the ordinary course of business. In accordance with Section 607.1201 F.S., this transaction does not constitute the disposition of all or substantially all of the property of the corporation. Further, the subject transaction has been unanimously approved by all corporate shareholders and directors.
6. This affidavit is given to induce Elite Title of the Treasure Coast, Inc. and its underwriter, Fidelity National Title Insurance Company to issue its title policy insuring the contemplated transaction.
7. Affiant further states that he/she is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has fully read this affidavit and understands its contents.

Indian River County Habitat for
Humanity, Inc., a Florida not for profit
corporation

By: *Andrew R. Bowler*
Andrew R. Bowler, President

SWORN TO AND SUBSCRIBED BEFORE ME on this 2 day of **June, 2017**, by **Andrew R. Bowler**, known to be the President of Indian River County Habitat for Humanity, Inc., a Florida not for profit corporation, who is personally known to me or who has produced his valid driver's license as identification.

Darlene K. Pegg
Notary Public (Signature) **DARLENE K. PEGG**

Notary Printed Name

