

Prepared by and Return to:
AFFINITY TITLE SERVICES INC
8198 JOG ROAD, STE 207
BOYNTON BEACH, FL 33472

Property control # 33390400036000200003.0

WARRANTY DEED (Statutory Form - Sec. 689.02, F.S.)

THIS INDENTURE, made this the 17th day of July, 2017, between PROFORMANCE CONSTRUCTION LLC, A FLORIDA LIMITED LIABILITY COMPANY whose mailing address is: 2190 SEMINOLE SHORES LANE, VERO BEACH, FL 32963, Grantor*;

TO: SUSANNE CROCCO and RODANTHI KUCHARSKI, a married couple, as joint tenants with full rights of survivorship , whose post office address is: 46 Rutland Lane, Monroe Township, NJ 08831, Grantee*.

WITNESSETH, that said Grantor, for and in consideration of the sum of Two Hundred Twenty-Seven Thousand Eight Hundred Ninety-Five and 02/100'S (\$227,895.02) DOLLARS, 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 3, Block B, of The Gardens at River Grove, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Indian River County, Florida, as recorded in Plat Book 23, Pages 56 and 57.

SUBJECT TO restrictions, reservations and easements of record, if any; taxes subsequent to the year 2016 and all valid zoning ordinances.

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

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

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WARRANTY DEED
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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:
(2 different witnesses please)

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

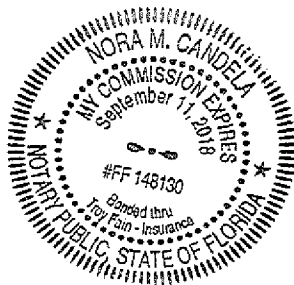
Witness #2 Printed Name

ALEXANDRE P DECHABERT, MANAGER
PROFORMANCE CONSTRUCTION LLC, A FLORIDA
LIMITED LIABILITY COMPANY
2190 SEMINOLE SHORES LANE, VERO BEACH, FL
32963

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 17th day of July, 2017 BY ALEXANDRE P DECHABERT, MANAGER PROFORMANCE CONSTRUCTION LLC, A FLORIDA LIMITED LIABILITY COMPANY, who is (check one) ☒ is personally known to me or ☐ has produced _____ as identification.

[SEAL]



Notary Public

Type/Print:

My Commission Expires: