

Prepared by and return to:

Charles H. Sanford

Charles H. Sanford Law Offices, P.L.

3003 Cardinal Drive Suite B

Vero Beach, FL 32963

772-492-1695

File Number: E & R VB Ventures, LLC

Will Call No.:

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Warranty Deed

This Warranty Deed made this 15th day of December, 2017 between **E & R VB Ventures, LLC, a Florida limited liability company** whose post office address is **1934 22nd Avenue, Vero Beach, FL 32960**, grantor, and **Family Extended Care of Vero Beach, Inc., A Florida Not for Profit Corporation**, whose post office address is **2700 West 81st Street, Hialeah, FL 33016**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 11, less the North 10 feet thereof, and all of Lot 10, Block 2, Osceola Park Homes Sites, according to the map or plat thereof as recorded in Plat Book 3, page 58, Public Records of St. Lucie County, Florida; Said land now lying and being in Indian River County, Florida.

Parcel Identification Number: 33-39-02-00016-0020-00011/0

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

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:

[Signature]

Witness Name: Charles Sanford

[Signature]
Witness Name: ROY R LUSTIG

E & R VB Ventures, LLC, a Florida limited liability company

By: [Signature]
Richard Van Benschoten, Manager/Authorized Member

By: Elena Van Benschoten
Elena Van Benschoten, Manager/Authorized Member

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 15 day of December, 2017 by Richard Van Benschoten, Manager/Authorized Member, and Elena Van Benschoten, Manager/Authorized Member of E & R VB Ventures, LLC, a Florida limited liability company, on behalf of the company. They are personally known to me or [X] have produced a driver's license as identification.

[Notary Seal]



Charles H. Sanford
Commission # FF997046
Expires: July 19, 2020
Bonded thru Aaron Notary

[Signature]
Notary Public

Printed Name: Charles H. Sanford

My Commission Expires: 7/19/2020