

Return to:
Brian A. Sullivan
Werb & Sullivan
P.O. Box 25046
1225 King St, Suite 600
Wilmington, Delaware 19801

General Warranty Deed

Made this October 13, 2017 A.D. By **Brian A. Sullivan**, whose address is: P.O. Box 25046, Wilimington, Delaware 19899, hereinafter called the grantor, to **Windward 109, LLC, a Florida Limimited Liability Company**, whose post office address is: c/o Brian A. Sullivan, Werb & Sullivan ,P.O. Box 25046, 1225 King St, Suite 600, Wilmington, Delaware, hereinafter called the grantee:

(Whenever used herein the term "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:

Condominium Unit 109 of HARBOR INN #2, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 815, Page 1540, of the Public Records of Indian River County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel ID Number: **33-40-27-00028-0000-00109.**

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

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

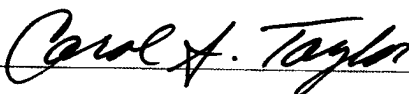
To Have and to Hold, the same in fee simple forever.


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, 2016.

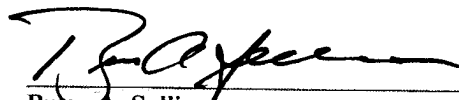
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

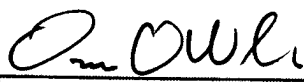

Witness Printed Name CAROL S. TAYLOR


Witness Printed Name Helen C. Belair


Brian A. Sullivan (Seal)
Address: P.O. Box 25046, Wilmington, Delaware 19899

State of Delaware
County of NEW CASTLE

The foregoing instrument was acknowledged before me this 13th day of October, 2017, by Brian A. Sullivan, who is personally known to me or who has produced _____ as identification.


Notary Public
Print Name: Duane D. Werb
My Commission Expires: _____

DUANE D. WERB
Attorney at Law
Admitted by the Supreme Court of Delaware
to practice law in Delaware and authorized
to perform notarial acts pursuant to
Title 29 Delaware Code, Chapter 4323(a)(3)