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RECORDING FEES:

Recording Expense- \$18.50
Documentary Stamp Tax- \$ 6,335.00

Parcel ID No: 31391500022063000001/0

WARRANTY DEED

THIS INDENTURE is effective the 22nd day of March, 2018 and is executed on the date set forth below by SWEZEY PROPERTIES #2, LTD, a Texas limited partnership, whose address is 4253 Armstrong Parkway, Dallas, Texas 75205 (hereinafter referred to as "Grantor"), in favor of MEGAN ANNE PORTER, as Trustee of the Littlebrook Trust 2018, whose address is 40 Oriole Road, Toronto, Ontario, Canada M4V 2E8 (hereinafter referred to as "Grantee").

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS in hand paid and received and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confirmed and as sufficient inducement to execute this instrument, does hereby grant, bargain, sell, transfer, and convey to the said Grantee, and Grantee's heirs, successors, and assigns forever, the following described property, to-wit:

Lot 1, Block 63, WINDSOR PLAT 25 P.D., according to the Plat thereof, as recorded in Plat Book 17, Pages 32, 32A through 32D, inclusive, of the Public Records of Indian River, Florida.

SUBJECT TO covenants, conditions, restrictions, limitations, reservations, and easements of record; all applicable zoning ordinances; and taxes for the year 2018 and subsequent years; and said Grantor, subject to the foregoing, does hereby fully warrant the title to said lands and will defend the same against the lawful claims of all persons whomsoever.

Full power and authority are conferred upon the Grantee to protect, conserve, sell, convey, lease, encumber, mortgage, or otherwise manage and dispose of the real property described herein, as provided pursuant to Section 689.017, Florida Statutes; and any grantee, mortgagee, lessee, transferee, assignee, or other person dealing with the Trustee with respect to said property need not inquire into the existence of the Trust, identity of any beneficiaries, or the authority of said Trustee, as provided by Section 689.071, Florida Statutes.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year set forth below.

Signed, sealed, and delivered in the presence of:

"GRANTOR"

SWEZEY PROPERTIES #2, LTD., a Texas limited partnership

By: SWEZEY MANAGEMENT, L.C., a Texas limited liability company, General Partner

Danielle Fleming
(Name: DANIELLE FLEMING)

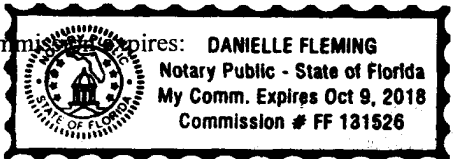
By: *Jay Kent Swezey*, My Member
JAY KENT SWEZEY, Managing Member

Wendy Earin
(Name: WENDY EARIN)

STATE OF FLORIDA)
COUNTY OF INDIAN RIVER)

The foregoing instrument was acknowledged before me this 16th day of March, 2018, by JAY KENT SWEZEY, as the sole Managing Member of SWEZEY MANAGEMENT, L.C., a Texas limited liability company, as the sole General Partner of SWEZEY PROPERTIES #2, LTD., a Texas limited partnership, who executed the foregoing instrument for the uses and purposes therein set forth for and on behalf of said entities. Said party is personally known to me or has produced a current Texas driver's license as identification, and I have confirmed said person's identity.

My commission expires:



Danielle Fleming
NOTARY PUBLIC

(Affix Official Seal)

ALL INSTRUMENTS PREPARED BY AND RETURN TO:
J. Atwood Taylor, III, Esquire
2145 14th Avenue, Suite 15
Vero Beach, Florida 32960
772.567.4770
jatwoodtaylor@icchartered@gmail.com

AUTHORIZATION OF SALE
AND
WAIVER OF RIGHT OF FIRST REFUSAL

BE IT HEREBY KNOWN, that WINDSOR PROPERTIES, a Florida general partnership, pursuant to Article XIII, Section 18, Right of First Refusal, of the Declaration of Covenants, Conditions, and Restrictions for Windsor, hereby and herewith authorizes the conveyance referenced herein and waives and relinquishes its right of first refusal to purchase the following described property:

Lot 1 Block 63 WINDSOR PLAT 25 P.D., according to the Plat thereof, as recorded in Plat Book 17, Pages 32, 32A through 32D, of the Public Records of Indian River County, Florida.

owned by Sweezy Properties #2, LTD, a Texas limited partnership, and which is being sold by said owner to Megan Anne Porter, as Trustee of the Littlebrook Trust 2018.

This waiver is for the sole purpose of authorizing the conveyance referenced herein and waiving and relinquishing the Developer's right of first refusal in connection with the above described transaction, and is not a waiver or relinquishment of its right of first refusal to purchase the above described property should anyone other than the above named proposed purchaser take title to the same or upon the subsequent sale of the property by the proposed purchaser.

IN WITNESS WHEREOF, WINDSOR PROPERTIES, a Florida general partnership, has caused these presents to be executed in its name this 7 day of MARCH 2018.

WINDSOR PROPERTIES, a Florida
general partnership
By: Torwest, Inc., General Partner

By: Elizabeth C. Hanley
Elizabeth C. Hanley
President

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 7th day of March, 2018 by Elizabeth C. Hanley, President of Torwest, Inc. a Florida corporation and General Partner of Windsor Properties, a Florida general partnership, on behalf of the partnership and corporation. She is personally known to me or has produced _____ as identification.



Danielle Fleming
Print Name: Danielle Fleming
Notary Public, State of Florida
My Commission expires: Oct 9, 2018
Commission No.: FF 131526