

Prepared By and Return To:
Riomar Title, LLC
1717 Indian River Blvd, Suite 302
Vero Beach FL 32960
Order No.: 18-1741

Property Appraiser's Parcel I.D. (folio) Number:
33-39-01-00005-0160-00037.0

WARRANTY DEED

THIS WARRANTY DEED dated March 29, 2018, by Champ Anthony, LLC, a Florida limited liability company, whose post office address is 855 US Highway 1, Vero Beach, Florida 32960 (the "Grantor"), to Martin Campion, a single man and Sarah Corcoran, a single woman, as joint tenants with rights of survivorship, whose post office address is 717 Royal Palm Place, Vero Beach, Florida, 32960 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Indian River, State of Florida, viz:

Lot 37, Block 16, Plat No. 2, Royal Park, according to the Plat thereof as recorded in Plat Book 4, page(s) 79, of the Public Records of St. Lucie County, Florida, said lands now lying and being in the City of Vero Beach, Indian River County, Florida, and the Easterly 10 feet of an abandoned alley abutting Lot 37, Block 16, Plat No. 2, Royal Park, according to the Plat thereof as recorded in Plat Book 4, page(s) 79, of the Public Records of St. Lucie County, Florida, said lands now lying and being in the City of Vero Beach, Indian River County, Florida.

Said property is NOT the homestead property of the Grantor, nor any member of Grantor's family.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, the said Grantor has signed and sealed these presents the day and year first above written.

Champ Anthony, LLC, a Florida limited liability company

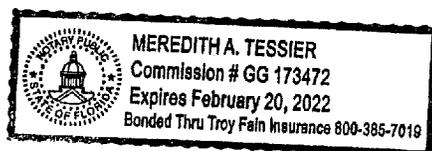
BY: [Signature]
Jack A. Harty, Member/Manager

Signed, sealed and delivered in presence of:
[Signature]
Witness Signature Melinda Watts
[Signature]
Witness Signature Meredith A. Tessier

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 29 day of March, 2018, by Jack A. Harty, Member/Manager of Champ Anthony, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

[Signature]
Notary Public



Prepared By and Return to:

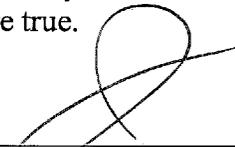
Riomar Title, LLC
1717 Indian River Blvd, Ste 302
Vero Beach, FL 32960
File No.: 18-1741

Limited Liability Company Affidavit

Jack A. Harty ("Affiant"), under oath, states as follows:

1. Affiant is the Member / Manager of Champ Anthony, limited liability company ("LLC").
2. The LLC is currently a valid limited liability company under the laws of the State of Florida.
3. The LLC owns the following property:

Lot 37, Block 16, Plat No. 2, Royal Park, according to the Plat thereof as recorded in Plat Book 4, page(s) 79, of the Public Records of St. Lucie County, Florida, said lands now lying and being in the City of Vero Beach, Indian River County, Florida, and the Easterly 10 feet of an abandoned alley abutting Lot 37, Block 16, Plat No. 2, Royal Park, according to the Plat thereof as recorded in Plat Book 4, page(s) 79, of the Public Records of St. Lucie County, Florida, said lands now lying and being in the City of Vero Beach, Indian River County, Florida. (the "Property")
4. The LLC has not filed bankruptcy at any time.
5. No members of the LLC have filed bankruptcy.
6. The LLC is a single member LLC. If the LLC has only one member and that member has not filed bankruptcy.
7. The LLC is Member-Managed.
8. Pursuant to the LLC's Articles of Organization Jack A. Harty, as Manager has authority to execute deeds, mortgages and related documents to on behalf of the LLC to convey or mortgage the Property.
9. The Property is not the sole asset of the LLC and does not constitute substantially all of the assets of the LLC.
10. Affiant understands that WFG National Title Insurance Company is relying on these facts stated herein to issue a title insurance policy insuring a conveyance or mortgage of the Property by the LLC and swears that the facts stated herein are true.



Jack A. Harty

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

SWORN TO, SUBSCRIBED, and acknowledged before me this 29 day of March, 2018, by Jack A. Harty, who is personally known to me.



Notary Public

