

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Richard D. Sneed, Jr., Esquire
Law Offices of
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Vero Beach, Florida 32960
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SPECIAL WARRANTY DEED

THIS DEED is made this 16th day of April A.D. 2018, BETWEEN **MICHAEL J. THOMPSON and ROSANNE THOMPSON, as husband and wife**, 241 Harmony Lane, Titusville, Florida 32780*Grantor(s), and **HARDWOOD TREE FARMS, LLC, a Florida Limited Liability Company**, whose address is **13625 105th Street, Fellsmere Fl. 32948**, *Grantee,

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:

Tract 1130 of unsurveyed Township 31 South, Range 37 East, Fellsmere Farms Company's Subdivision, as per plat thereof, recorded in Plat Book 2, Page(s) 1 and 2 of the Public Records of St. Lucie County, Florida; said land now lying and being in Indian River County, Florida;

SUBJECT TO: conditions, restrictions, reservations, limitations, and easements of record; applicable zoning ordinances, taxes and assessments for the year 2016, and subsequent years, but that reference to the restrictions, shall not operate to reimpose the same.

TO HAVE AND TO HOLD the same unto the Grantee in fee simple.

AND THE GRANTOR DOES HEREBY COVENANT WITH THE 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 this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other. Grantee.

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

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:

witness
(print name) ROBERT D SNEED, JR

MICHAEL J. THOMPSON

witness
(print name) Kellie S. Forrest

ROSANNE THOMPSON, by Michael J. Thompson
Michael J. Thompson, her Attorney in Fact

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by **MICHAEL J. THOMPSON and ROSANNE THOMPSON**, by her Attorney in Fact who [X] are personally known to me, or who [] produced his Florida's drivers license as identification, and who did take an oath, on this 16th day of April A.D. 2018.

Notary Public
State of Florida at Large
My Commission Expires:

