

Record and return to preparer
of instrument:
Sandra G. Rennick, Attorney at Law
Gould Cooksey Fennell, PLLC
979 Beachland Boulevard
Vero Beach, FL 32963

Recording: \$27.00
Deed Stamps: \$.70
E-Recording: \$ 4.50
Total: \$32.20

Parcel ID: 32-40-32-00006-0050-00013.1
32-40-32-00006-0050-00034.1
32-40-32-00006-0050-00013.2

THIS WARRANTY DEED HAS BEEN PREPARED BY THE ABOVE NOTED PARTY WITHOUT BENEFIT OF ABSTRACT OR TITLE EXAMINATION. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OF LIENS, CLAIMS, OR ENCUMBRANCES OF ANY NATURE OF RECORD, OR WHICH MAY EXIST AGAINST THE PROPERTY.

WARRANTY DEED

THIS DEED, made the 2nd day of July, 2018 by **Cardinal Drive Investments, LLC, a Florida limited liability company, as to an undivided one-half (1/2) interest**, whose address is 979 Beachland Blvd., Vero Beach, FL 32963, hereinafter called the GRANTOR, to **Cardinal Properties VB, LLC, a Florida limited liability company**, whose address is 979 Beachland Blvd., Vero Beach, FL 32963, hereinafter called 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 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:

PARCEL 1

All of Lot 14, Block 5 of VERO BEACH ESTATES, according to the plat thereof filed in Plat Book 5, Page 8, Public Records of St. Lucie County, Florida, said land now lying and being in Indian River County, Florida, AND that part of Lot 13, Block 5, of said VERO BEACH ESTATES, described as follows: Beginning at a point on the North boundary line of said Lot 13, which point is 67.18 feet West of the Northeast corner of said Lot 13; thence run East along the North boundary line of said Lot 13, a distance of 67.18 feet to the Northeast corner of said Lot 13; thence run South along the East boundary line of said Lot 13 a distance of 150 feet to the Southeast corner of said Lot 13; thence run West along the South boundary line of said Lot 13 a distance of 26.99 feet; thence run Northwesterly on a straight line a distance of 155.28 feet to the Point of Beginning. Less and except the South 36 feet of Lots 13 and 14, Block 5 of VERO BEACH ESTATES, lying between the West right-of-way of Schumann Alley and the East right-of-way of Cardinal Drive.

AND

PARCEL 2

From the Northeast corner of Lot 35, Block 5, of VERO BEACH ESTATES, according to the plat thereof filed in Plat Book 5, Page 8, Public Records of St. Lucie County, Florida, said land now lying and being in Indian River County, Florida, run North 89 degrees 49' West along the North line of said Lot 35 a distance of 2.94 feet to the Point of Beginning; thence, continue North 89 degrees 49' West along the North boundary of Lots 35 and 34 a distance of 98.91 feet to the East right-of-way of Cardinal Drive; thence, South 14 degrees 41' East along the East right-of-way of Cardinal Drive a distance of 74.55 feet; thence, East through Lots 34 and 35 a distance of 82.70 feet to the East boundary of Lot 35; thence, North 0 degrees 16' East along the East boundary of said Lot 35 a distance of 35.19 feet; thence, North 4 degrees 21' West a distance of 36.60 feet to the Point of Beginning.

AND

The South 36 feet of Lots 13 and 14, Block 5, said Vero Beach Estates Subdivision, lying between the West right-of-way of Schumann Alley and the East right-of-way of Cardinal Drive.

Subject to easements, restrictions, reservations and rights of way of record.


TO HAVE AND TO HOLD, the same in fee simple forever.


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

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.

Signed, sealed and delivered
in the presence of:


Witness #1 Printed: Isabel Prado


Witness #2 Printed: Angela D. Smith

Cardinal Drive Investments, LLC, a Florida
limited liability company

By: 
Todd W. Fennell, Manager

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

BEFORE ME, this 2nd day of July, 2018, personally appeared Todd W. Fennell, Manager of Cardinal Drive Investments, LLC, a Florida limited liability company, () who is personally known to me or () who provided a driver's license to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 2nd day of July, 2018.

April S. Chiarella

Notary Public

Printed Name: April S. Chiarella

My Commission Expires:

(Notary Seal)

