

Prepared by and return to:

Gonzalo Funes

Attorney at Law

Law Offices of Gonzalo Funes, P.A.

19300 W. Dixie Hwy Suite 10

Miami, FL 33180

305-931-7878

File Number: 18113982G

Will Call No.:

Parcel Identification No. **31-38-01-00003-0930-00006/10**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 17th day of **December, 2018** between **Gilles J Elie and Dolores T Elie, his wife** whose post office address is **21 Walnut Street, Apt 1, Ware, MA 01082**, grantor*, and **Luis Eduardo Jerez and Maria West, husband and wife** whose post office address is **730 Winbrow Drive, Sebastian, FL 32958** of the County of **Indian River**, State of **Florida**, 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:

Lot 6, Block 93, SEBASTIAN HIGHLANDS UNIT - 2, according to the Plat thereof, as recorded in Plat Book 5, Page 34, Public Records of Indian River County, Florida.

SUBJECT TO [but with no intention to reimpose same]:

- * **Comprehensive land use plans, zoning and other land use restrictions, prohibitions and requirements imposed by governmental authority;**
- * **Restrictions and matters appearing on the plat or otherwise common to the subdivision;**
- * **Unplatted public utility easements of record;**
- * **Taxes for the year of closing and subsequent years not yet due and owing.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context 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:

Hennessey Hernandez
Witness Name: Hennessey Hernandez

Philip Staples
Witness Name: Philip Staples

Gilles J Elie POA for
(Seal)
Gilles J Elie

Amante Carole
Witness Name: Amante Carole

Denise Motyka
Witness Name: Denise Motyka

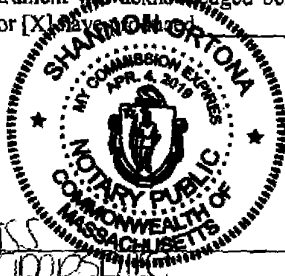
Dolores T Elie (Seal)
Dolores T Elie

State of MA
County of Hampshire

Joyce M Brousseau as
Power of Attorney for

The foregoing instrument was acknowledged before me this 14th day of December, 2018 by Gilles J Elie, who ☐ are personally known or ☒ have produced MAID as identification.

[Notary Seal]



Notary Public

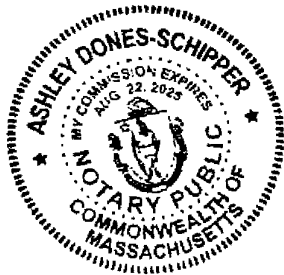
Printed Name: Shannon Orton

My Commission Expires: 4-4-2019

State of MASS
County of Hampshire

The foregoing instrument was acknowledged before me this 15th day of December, 2018 by Dolores T Elie, who ☐ are personally known or ☒ have produced Driver Florida License as identification.

[Notary Seal]



Notary Public

Printed Name: Ashley Dones-Schipper

My Commission Expires: 08/22/2025

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, **Gilles J. Elie** of Ware, Hampshire County, Massachusetts do hereby make, constitute and appoint **Joyce M. Brousseau** of Oakham, Worcester County, Massachusetts, my true and lawful attorney for me and in my name, place and stead, generally to act as my agent or attorney in fact in relation to all matters in which I may be interested or concerned, not including matters about which I have authorized my Health Care Agent to make decisions, and as such to do all acts and things and to execute all instruments as fully and effectually in all respects as I myself could do if personally present, excepting only such acts and things as the law of the place where they are to be done (including the conflicts of law rules) or their nature would make impossible, it being my intention, regardless of the mention hereafter of any powers which may be specifically included in this general power, to make this a full, complete and general power of attorney. This power of attorney shall not be affected by my subsequent disability or incapacity.

I give unto my said attorney in fact full authority and power to do whatsoever is requisite and necessary to be done in the foregoing, as fully as I could if personally present, with full power of substitution, hereby ratifying and confirming all that my said attorney or her substitute shall lawfully do, or cause to be done by virtue hereof.

It is my specific intent that the attorney appointed under this power take whatever actions she may deem necessary or desirable to provide for my wellbeing, including without limitation my housing. I also include in the aforesaid general power, without in any way limiting its generality, the power to exercise general control and supervision over all my property, both real and personal, wherever situated; to collect all dividends, interest, rents and other income; and to deposit and withdraw monies in any accounts at any bank or trust company.

I covenant for myself, my heirs, executors, and assigns to hold said attorney harmless from any liability for any acts, otherwise proper, performed under this power after my death or other incapacity may have revoked it, so long as such acts are performed by said attorney in good faith and in the belief that this power is still in effect and my said attorney shall not be deemed to have acted in bad faith merely because of doubts raised by unconfirmed reports of my death or other incapacity.

Specifically, and without in any way limiting the generality of the foregoing, I give my said attorney the authority:

- To transfer, convey and deliver any and all of my property, real and personal, and to do all things necessary or convenient to accomplish the same, including without limitation the power to sign, seal, execute and deliver deeds, bills of sale, and stock powers;
- To receive, endorse, collect, negotiate and deposit checks payable to my order, including Social Security checks and other checks drawn on the Treasurer of the United States, and to give full discharge for the same, and to draw checks and withdrawal orders on any checking or savings account or certificate standing in my name;

- To collect any and all claims and demands of every nature and description which I may now or hereafter have and to prosecute and defend any lawsuits involving me or my property and to adjust by compromise or arbitration any claims in my favor or against me;

- To execute and file any and all income and other tax returns and declarations of estimated tax required to be filed by me, to receive any tax refund due me, to receive any communications with respect to any tax, and to appear for me and represent me before the United States Treasury Department and any state or municipal or other agency in connection with any matter involving federal, state or local taxes;

- To enter any safe deposit box standing in my name alone or jointly with any other person, to remove any or all of the contents thereof, and to close any such box;

- To assign or surrender any life insurance policies I may own;

- To make charitable gifts on my behalf; and

- To take any other actions which my said attorney may, in her sole discretion, deem necessary or appropriate for the management of my financial affairs or for the financial well-being of me or my family.

I hereby give my said attorney-in-fact full authority and power to do everything whatsoever requisite or necessary to accomplish the foregoing, as fully as I could or might do if personally present, and ratify and confirm all that said attorneys-in-fact shall lawfully do by virtue hereof, it being my intention to make this power as general and complete as possible.

A photocopy, electronic copy, or faxed copy shall have the same force and effect as the original.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th
day of October, 2018.

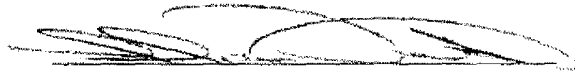


Gilles J. Elie

COMMONWEALTH OF MASSACHUSETTS

County of Wampshire, ss.

On this 25th day of October, 2018, before me, the undersigned notary public, personally appeared Gilles J. Elie, proved to me though satisfactory evidence of identification, which was FLD, to be the person whose name was signed on the preceding attached document in my presence.

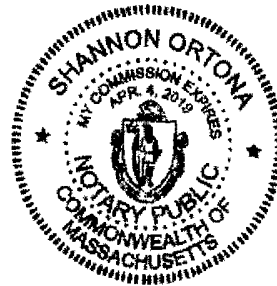


Official Signature of Notary Public

Shannon Ortona

Printed Name of Notary

My Commission Expires: April 4, 2019



AFFIDAVIT

I Jorge M. Brousseau, under POWER OF ATTORNEY for
Gilles J. Elie, hereby depose and say that as of this
 transaction, the Power of Attorney has not been revoked and is in full force and effect
 that the Grantor is alive.

Signed this 17th day of December, 2018

Jorge M. Brousseau
 Signature

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss

December 17, 2018

Then personally appeared the above named Jorge M. Brousseau
 and provided valid identification of MADL #5255X052606
 Exp. Date 10-3-23 and declared the foregoing to be true, before me.

[Signature]
 Notary Public

My commission expires: 4-4-19