

**THIS INSTRUMENT PREPARED BY AND  
RECORD AND RETURN TO:**

CHRISTOPHER H. MARINE, ESQ.  
Gould Cooksey Fennell, PLLC  
979 Beachland Boulevard  
Vero Beach, FL 32963  
(772) 231-1100

Recording: 18.50  
Deed Stamps: 8120.00  
Total: 8138.50

Property Appraiser's Parcel  
Identification No.:  
31-39-36-00000-0060-00002/0  
31-39-36-00000-0050-00004/1  
31-39-36-00000-0070-00004/0  
31-39-36-00000-0070-00006/0

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**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** Made the 12<sup>th</sup> day of December, A.D., 2018 by **THE STRAND AT INDIAN RIVER SHORES, LLC, a Delaware limited liability company**, whose post office address is 665 Simonds Road, Williamstown, MA 01267, hereinafter called the GRANTOR to **THE STRAND BEACH COTTAGES, LLC, a Florida limited liability company**, whose post office address is 622 Beachland Boulevard, Vero Beach, Florida 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:

**Unit C-6, Unit C-7, Unit C-8 and Unit C-9, Building 2, The Strand at Indian River Shores, Phase One, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Indian River County, Florida, recorded in Plat Book 30, Page 30, public records of Indian River County, Florida**

**Unit C-10, Unit C-11, Unit C-12 and Unit C-13, Building 3, The Strand at Indian River Shores, Phase One, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Indian River County, Florida, recorded in Plat Book 30, Page 30, public records of Indian River County, Florida**

Subject to easements, restrictions, reservations and rights-of-way, of record, if any, but this provision shall not operate to reimpose the same.

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

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

GRANTOR COVENANTS with GRANTEE that GRANTOR has good right and lawful authority to sell and convey the property and GRANTOR warrants title to the property for any acts of GRANTOR and will defend the title against lawful claims of all persons claiming by, through, or under GRANTOR.

**IN WITNESS WHEREOF**, the GRANTOR has caused these presents to be executed in its name, and its seal

to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered  
in our presence

THE STRAND AT INDIAN RIVER SHORES,  
LLC, a Delaware limited liability company  
By: AMERICAN LAND PARTNERS, INC., a  
Delaware corporation  
IT'S MANAGER

Rebecca Smith-Angelini

By: [Signature]

TIMOTHY D. SMITH, Treasurer

Printed Name: Rebecca Smith-Angelini

[Signature]

Printed Name: Susan E. Pedercini

STATE OF ~~FLORIDA~~ Massachusetts  
COUNTY OF ~~INDIAN RIVER~~ Berkshire

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared TIMOTHY D. SMITH, well known to me to be the Treasurer of AMERICAN LAND PARTNERS, INC., a Delaware corporation Manager of THE STRAND AT INDIAN RIVER SHORES, LLC, a Delaware limited liability company, named as Grantor in the foregoing deed and that he acknowledged executing the same under authority duly vested in him by said company, and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 12<sup>th</sup> day of December, A.D. 2018.

[Signature]  
Notary Public

Printed Name: Tracy M. Desautels

Commission No.: \_\_\_\_\_

My Commission Expires: 10/12/2023

Notary Seal

