



Prepared by
Cindy Silverstein, an employee of
First American Title Insurance Company
2001 9th Avenue, Suite 108
Vero Beach, Florida 32960
(877)753-0344

Return to: Grantee

File No.: 2118-2582750
Consideration: \$211,000.00

WARRANTY DEED

This indenture made on **March 13, 2019** A.D., by

P, T and F, Inc., a Florida corporation

whose address is: **P. O. Box 650754 Vero Beach, FL 32965**
hereinafter called the "grantor", to

L.M.N.A. LLC, a Texas limited liability company

whose address is: **20923 Florette Ln Spring, TX 77388**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

The West 7-1/2 acres of Tract 1, Section 28, Township 32 South, Range 39 East, as the same is designated on the last general plat of lands of the INDIAN RIVER FARMS CO., filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 2, Page 25; Less Canal and Less a portion of said property measuring 100 feet East to West, and 200 feet North to South of the Northeast corner thereof; said land now lying and being in Indian River County, Florida.

Parcel Identification Number: **32-39-28-00001-0010-00032/0**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2018.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

P,T and F Inc., a Florida corporation

By: *Patrick Esposito*
Name: Patrick Esposito
Title: Vice President

Signed, sealed and delivered in our presence:

Cindy Silverstein
Witness Signature

Print Name: Cindy Silverstein

Kristi Preston
Witness Signature

Print Name: Kristi Preston

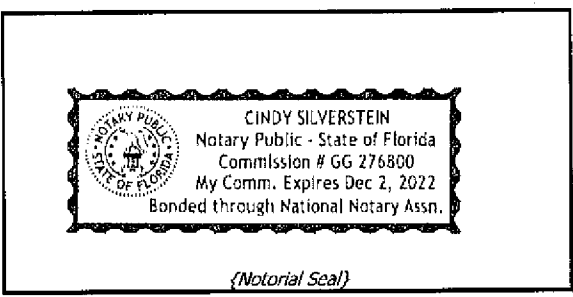
State of **FL**

County of **Indian River**

The Foregoing Instrument Was Acknowledged before me on **March 13, 2019**, by **P,T and F Inc., a Florida corporation** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Cindy Silverstein
Notary Public

Cindy Silverstein
(Printed Name)



My Commission expires: _____