

Prepared by:
Donald B. Womersley
Oceanside Title & Escrow
3501 Ocean Drive
Vero Beach, Florida 32963

File Number: W2002014AN

General Warranty Deed

Made this February 26, 2020 A.D. By **Jochen Wittgraefe and Bianca Wittgraefe, husband and wife**, whose address is: 277 Milford Circle, Mooresville, North Carolina 28117, hereinafter called the grantor, to **PEM Real Estate LLC, a New Hampshire limited liability company**, whose post office address is: 292 Court Street, Laconia, New Hampshire 03246, hereinafter called the grantee:

(Whenever used herein the term "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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Parcel ID Number: 33-39-19-00006-0000-00013/0

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 31, 2019.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Printed Name Kristin S. Delp

[Signature]
Jochen Wittgraefe
Address: 277 Milford Circle, Mooresville, North Carolina 28117

[Signature]
Witness Printed Name John Kasberger

[Signature]
Bianca Wittgraefe
Address: 277 Milford Circle, Mooresville, North Carolina 28117

State of North Carolina
County of Mecklenburg

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of February, 2020, by Jochen Wittgraefe and Bianca Wittgraefe, husband and wife, who are personally known to me or who has produced passport as identification.

[Signature]
Notary Public
Print Name: Angela D. Nance
My Commission Expires: 04-21-2024
(Notary Seal)



Exhibit "A"

LOT 13, OF THE FARMS WEST SUBDIVISION, AS MORE PARTICULARLY DESCRIBED BELOW:

A PORTION OF TRACT 11, SECTION 19, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS FILED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 11, THENCE N 89°43'36" W ALONG THE NORTH LINE OF SAID TRACT 11 A DISTANCE OF 30.00 FEET; THENCE S 00°12'50" W PARALLEL WITH THE EAST LINE OF SAID TRACT 11 A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT 30.00 FOOT WIDE CANAL; THENCE N 89°43'36" W AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 11 A DISTANCE OF 970.86 FEET TO THE POINT OF BEGINNING; THENCE S 00°12'50" W AND PARALLEL WITH THE SAID EAST LINE OF TRACT 11 A DISTANCE OF 620.60 FEET; THENCE N 89°42'01" W A DISTANCE OF 323.62 FEET; THENCE N 00°12'50" E AND PARALLEL WITH THE SAID EAST LINE OF TRACT 11 A DISTANCE OF 620.45 FEET TO A POINT ON THE SAID SOUTH RIGHT OF WAY LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT 30.00 FOOT WIDE CANAL; THENCE S 89°43'36" E ALONG SAID SOUTH CANAL RIGHT OF WAY A DISTANCE OF 323.62 FEET TO THE POINT OF BEGINNING.

SAID PARCEL LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

SUBJECT TO A UTILITY/DRAINAGE EASEMENT OVER THE SOUTH 15 FEET AND A DRAINAGE AND UTILITY EASEMENT OVER THE EAST 15 FEET OF THE SUBJECT PROPERTY.