

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

File Number: W1910052AN

## General Warranty Deed

Made this May 8, 2020 A.D. By **Oak Tree Holdings, LLC**, a Florida limited liability company, whose address is: 4 Bancroft Circle, Framingham, Massachusetts 01701, hereinafter called the grantor, to **Mandevilla, LLC**, a Massachusetts limited liability company, whose post office address is: 4 Bancroft Circle, Framingham, Massachusetts 01701, 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:

Lot 6, Block H, Clemann Estates, Unit 2, according to the map or plat thereof, recorded in Plat Book 3, Page(s) 66, Public Records of Indian River County, Florida.

Parcel ID Number: 33-39-15-00006-0008-00006/0

**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:*

Terry A. Smith  
Witness Printed Name TERRY A. Smith

**Oak Tree Holdings, LLC, a Florida limited liability company**

By: [Signature]  
**Mark E. Baer, Manager**  
Address: 4 Bancroft Circle, Framingham, Massachusetts 01701

T. Draz  
Witness Printed Name Tainuska Draz

State of Massachusetts  
County of Middlesex

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_ online notarization, this 5<sup>th</sup> day of May, 2020, by Mark E. Baer, Manager of Oak Tree Holdings, LLC, a Florida limited liability company, who is personally known to me or who has produced MA DLS as identification.

Rosemaria DeGroot  
Notary Public  
Print Name: Rosemaria DeGroot  
My Commission Expires: April 9, 2021  
(Notary Seal)

