

This Document Prepared By and Return to:
Eric C. Barkett, Esq.
Jackson & Barkett
2165 15th Avenue
Vero Beach, FL 32960

Parcel ID Number: 33-39-17-00009-0000-00038/0

Warranty Deed

This Indenture, Made this 17th day of July, 2020 A.D., Between

Daniel Berube, a married adult, and Andrew Shelp, a married adult, as joint tenants with rights of survivorship
of the Country of **Canada**, Province of **Quebec**, grantors, and

Daniel Berube and Sylvie Duguay, husband and wife

whose address is: **193 De La Citadelle, Gatineau, Quebec Canada J8Z3L8**
of the Country of **Canada**, Province of **Quebec**, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of
-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Indian River** State of **Florida** to wit:

Lot 38, A Plat of Carriage Lake at Vero PD, according to the map or plat thereof, as recorded in Plat Book 17, at Page 57, of the Public Records of Indian River County, Florida.

There is no new consideration for this deed.

Subject to taxes for the year 2020 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.

Neither Grantors nor anyone dependent on grantors reside on the above described property or property adjoining to the above described property, and the property does not constitute the homestead of grantors within the meaning of Article X of the Florida Constitution.

At the request of the parties, this deed was prepared without a title search and the legal description was supplied by the parties. The preparer of this instrument assumes no liability for the state of the title or any inaccuracies of the legal description.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

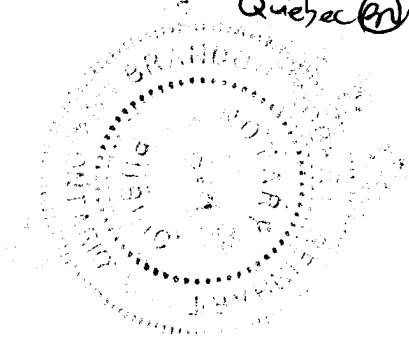
Printed Name: Osama Douk
Witness

Daniel Berube
P.O. Address: 193 De La Citadelle, Gatineau, Quebec Canada J8Z3L8

Printed Name: Brandon Robert Reinhart
Witness

COUNTRY OF CANADA
PROVENCE OF Ontario

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 17th day of July, 2020 by Daniel Berube, a married adult who is personally known to me or who has produced: ~~Ontario~~ driver's licence as identification. Quebec (Q)

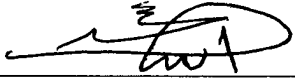


Printed Name: BRANDON ROBERT REINHART
Notary Public Barrister, Solicitor & Notary Public
My Commission Expires: / / My commission does not expire

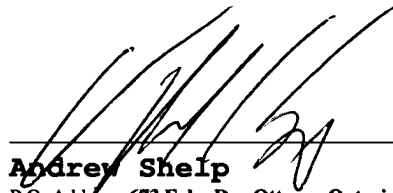
VALU
NOTARY
415 ST LAURENT BLVD
OTTAWA, ON K1K 2Z8
Tel.: (613) 878-2871
info@valu-notary.com
www.valu-notary.com

[SIGNATURE AND WITNESSES FOR ANDREW SHELP CONTINUED ON NEXT PAGE]


Signed, sealed and delivered in the presence of:



Printed Name: Osama Daouk
Witness

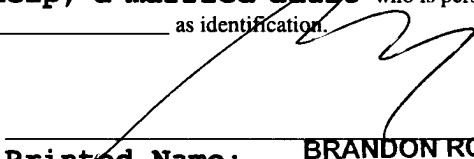
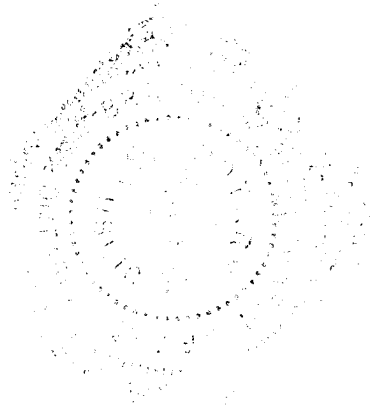


(Seal)
Andrew Shelp
P.O. Address: 673 Echo Dr., Ottawa, Ontario Canada K1S1P2


Printed Name: Brandon Robert Reinhart
Witness

COUNTRY OF CANADA
PROVENCE OF Ontario

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 17th
day of July, 2020 by Andrew Shelp, a married adult who is personally known to me
or who has produced Ontario driver's licence as identification.


Printed Name: BRANDON ROBERT REINHART
Notary Public Barrister, Solicitor & Notary Public
My Commission Expires: My commission does not expire

VALU 415 ST LAURENT BLVD
NOTARY OTTAWA, ON K1K 2Z8
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