

Prepared by and return to:
Michele S. Scully

Barry G. Segal, P.A.
3096 Cardinal Drive Suite 2C
Vero Beach, FL 32963
772-567-5552
File Number: 20-262

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Warranty Deed

This Warranty Deed made this 13th day of **October, 2020** between **Sommers Development Group, LLC**, a Florida limited liability company whose post office address is **956 Beachcomber Lane, Vero Beach, FL 32963**, grantor, and **PASSAGE ISLAND CONSTRUCTION, LLLP**, a Florida limited partnership whose post office address is **1910 82nd Avenue, Suite 206, Vero Beach, FL 32966**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida** to-wit:

Lot 1, Sommers Place Residential Subdivision, according to the map or plat thereof as recorded in Plat Book 31, Page 77, Public Records of Indian River County, Florida.

Parcel Identification Number: 31-39-23-00000-0050-00003/0

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**.

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

Signed, sealed and delivered in our presence:

Michael S. Segal
 Witness Name: MICHAEL S. SEGAL

[Signature]
 Witness Name: [Signature]

Sommers Development Group, LLC, a Florida limited liability company


By: Clare Sommers
 Clare Sommers, Authorized Member

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of October, 2020 by Clare Sommers of Sommers Development Group, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]

[Signature]
 Notary Public
 Printed Name: _____
 My Commission Expires: _____

 Barry Glen Segal
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# GG969923
 Expires 6/10/2024