

COPY

Prepared By and Return To: Box 121
Angela Collins-Bragg
Fidelity National Title Insurance Company of New York
118 North Second Street
Fort Pierce, FL 34950

File No. 01-020-700590

Property Appraiser's Parcel I.D. (folio) Number (s)
2409-606-0032-000/4

SS#: _____

WARRANTY DEED

THIS WARRANTY DEED made and executed December 20, 2001, by Jerry's Curb City, Inc, a Florida Corporation existing under the laws of Florida, and having its principal place of business at 4235 Gatortrace Ave #D., Fort Pierce, Fl 34982 hereinafter called the grantor, to Jose Luna, Jr. whose post office address is 303 S. 29th Street., Fort Pierce, Florida 34950, hereinafter call the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to the instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt, whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situated in St. Lucie County, Florida viz:

Lots 1, 2, 3, 42, 43 and 47, Block 1, Amy Anna Park, according to the plat thereof, as recorded in Plat Book 4, Page 72 of the Public Records of St. Lucie County, Florida.

Subject to easements, restrictions, reservations and limitations of recorded, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 date: December 31, 2000.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1994756 OR BOOK 1477 PAGE 111
Recorded: 01/08/02 08:57

* Doc Assump: \$ 0.00
* Doc Tax : \$ 525.00
* Int Tax : \$ 0.00

Prepared by and return to:
Sue Meitner
First International Title - Port St. Lucie Branch
201 SW Port St. Lucie Blvd.
Suite 205
Port St. Lucie, FL 34984

File Number: **20952-40**

COPY

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **26th day of September, 2012**, between **Rosemary N. Sowinski, a single woman, as Trustee of the Rosemary N. Sowinski Revocable Trust Agreement dated February 28, 2002, and Rosemary N. Sowinski, a single woman, Individually** whose post office address is **2046 Treasure Coast Plaza #362, Vero Beach, FL 32960**, grantor, and **Richard E. McGlenn** whose post office address is **5803 Palmetto Drive, Fort Pierce, FL 34982**, 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 the **St Lucie County, Florida**, to-wit:

COPY

Parcel 1:

The South Half of Lot 40 and the West 75.7 feet of Lot 41, Block 1, AMY ANNA PARK, according to the Plat thereof, recorded in Plat Book 4, Page 72 of the Public Records of St Lucie County, Florida.

Parcel 2:

The East 70 feet of Lot 41 and all of Lot 44, Block 1, AMY ANNA PARK, according to the Plat thereof, recorded in Plat Book 4, Page 72 of the Public Records of St Lucie County, Florida.

Parcel Identification Number: 2409-606-0030-000/0

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, 2011.

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

COPY

2 separate instruments.

Signed, sealed and delivered in our presence:

✓ Kara E. Eche
Witness Name: KARA E. ECHÉ

The Rosemary N. Sowinski Revocable Trust Agreement,
dated February 28, 2002

By: ✓ Rosemary N. Sowinski
Rosemary N. Sowinski, as Trustee

✓ Kewina E. Walker
Witness Name: Kewina E. Walker

✓ Rosemary N. Sowinski
Rosemary N. Sowinski, individually

State of Florida ✓
County of Palm Beach

The foregoing instrument was acknowledged before me this 24th day of September, 2012 by
**ROSEMARY N. SOWINSKI, TRUSTEE OF THE ROSEMARY N. SOWINSKI REVOCABLE TRUST
AGREEMENT DATED FEBRUARY 28, 2002, AND ROSEMARY N. SOWINSKI, INDIVIDUALLY**, she () is
personally known to me or () has produced 520-734-2279 as identification.

✓ Kewina E. Walker
Notary Public
Printed Name: Kewina E. Walker
My Commission Expires: 7/25/15

NOTARY PUBLIC
STATE OF FLORIDA
KEWINA E. WALKER
MY COMMISSION # 119436
EXPIRES: July 25, 2015
Bonded Through Notary Services

copy

COPY

This instrument prepared by
and return to:
Edward W. Becht, Esq.
Post Office Box 2746
Fort Pierce, FL 34954

* Doc Assump: \$ 0.00
* Doc Tax : \$ 0.70
* Int Tax : \$ 0.00

Property Tax I.D. No: 2409-606-0035-0005 and 2409-606-0034-0008

COPY QUIT CLAIM DEED COPY

THIS QUIT-CLAIM DEED, Executed this 20 day of February, 2003, by PETER W. McGLENN, whose post office address is 5803 Palmetto Drive, Fort Pierce, Florida 34982, first party, to RICHARD E. McGLENN, MARY ELLEN McGLENN, MICHAEL W. McGLENN, JOHN P. McGLENN, whose post office address is 5803 Palmetto Drive, Fort Pierce, Florida 34982, second party:

(Whenever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

Lots 45 and 46, Block 1, AMY ANNA PARK, according to the Plat thereof recorded in Plat Book 4, Page 72, of the public records of St. Lucie County, Florida.

GRANTOR covenants, represents and affirms that the above-described property is not now nor has it ever been his residence or homestead. and is not contiguous to his residence or homestead and that the above-referenced property is commercial property.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

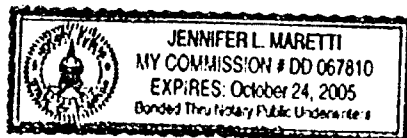
Jennifer L. Maretti
Print: Jennifer Maretti
Linda Robinson
Print: Linda Robinson

Peter W. McGlenn
PETER W. McGLENN

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 20 day of February, 2003, by PETER W. McGLENN, who is personally known to me _____, or who has produced Fla Drivers License as identification and who did /did not _____ take an oath.

Jennifer L. Maretti
Print: Jennifer L. Maretti
Title: Notary Public
My Commission expires:



COPY

DR BOOK 1477 PAGE 112

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

ATTEST: _____
Secretary

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature

Angela Bragg
Witness Printed Name

[Signature]
Witness Signature

DELLA GERDIL
Witness Printed Name

[Signature]
Jerry Gerhard, as President

COPY

STATE OF Florida

COUNTY OF St. Louis

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Jerry Gerhard

to me known to be the XX President and _____ respectively of the corporation named as the grantor in the foregoing deed, or who have produced Personally Known as identification and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under the authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 20 day of December 2001

[Signature]
Notary Public Angela Bragg



Angela Bragg
Printed Name of Notary
My Commission Expires: