

Prepared by and return to:
Frank H Fee, IV
Attorney at Law
Fee & Fee, P.L.L.C.
426 Avenue A
Fort Pierce, FL 34950
772-461-5020
File Number: Dunshee-Twin
Will Call No.:

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Warranty Deed

This Warranty Deed made this 6th day of July, 2016 between Roger W. Dunshee and Donna A. Dunshee, husband and wife whose post office address is 2501 SE North Lookout Blvd., Fort Pierce, FL 34984, grantor, and Visconti Holdings, LLC, a Florida limited liability company whose post office address is 4300 South U.S. Hwy. #1, Ste. 203-330, Jupiter, FL 33477, 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 Saint Lucie County, Florida to-wit:

Lot 187, Maravilla Gardens, Unit Three, according to the map or plat thereof as recorded in Plat Book 6, Page 62, Public Records of Saint Lucie County, Florida, less and except rights of way for roads and Florida East Coast Railway. More particularly described as follows:

Commencing at the North 1/4 corner of Section 27, Township 35 South, Range 40 East; thence North 89 degrees 05' 06" West, along the North line of Section 27, a distance of 285.00 feet; thence South 00 degrees 17' 59" East, a distance of 70.00 feet to the Northeast corner of Lot 187 as per Plat and the Point of Beginning; thence with the prolongation of the last mentioned course a distance of 332.82 feet; thence North 89 degrees 05' 19" West, a distance of 1100.44 feet, thence North 00 degrees 39'02" East, a distance of 332.80 feet; thence South 89 degrees 05' 06" East, a distance of 1094.90 feet to the Point of Beginning. Said lands being in St. Lucie County, Florida, less and excepting rights of way for roads and Florida East Coast Railway.

Parcel Identification Number: 2427-601-0069-000/3

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, 2015.

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:

Alyssa Trizany
Witness Name: Alyssa Trizany

Roger W. Dunshee (Seal)
Roger W. Dunshee

Sheilagh Murphy
Witness Name: Sheilagh Murphy

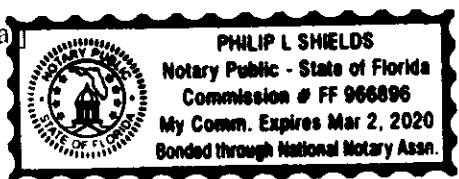
Donna A. Dunshee (Seal)
Donna A. Dunshee

Alyssa Trizany
Witness Name: Alyssa Trizany

Sheilagh Murphy
Witness Name: Sheilagh Murphy

State of Florida
County of Saint Lucie

The foregoing instrument was Acknowledged before me this 6th day of July, 2016 by Roger W. Dunshee and Donna A. Dunshee, who are personally known or have produced a driver's license as identification.

[Notary Seal]  Philip L. Shields
Notary Public
Printed Name: Philip L. Shields
My Commission Expires: 3/2/20