

3120210060451 RECORDED IN THE RECORDS OF JEFFREY R. SMITH, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL
BK: 3457 PG: 1318, 8/25/2021 10:18 AM D DOCTAX PD \$980.00

This instrument prepared by & return to: Denielle Landers
Harbor Title & Escrow, Inc.
Pelican Plaza
4729 N. A1A Suite # 122
Vero Beach, FL 32963
Consideration: \$140,000.00
Rec.: \$28.00
Tax ID No: 31-37-00-00009-1390-00007/0
Our File: 2021-2846

General Warranty Deed

Made this 25th day of August, 2021 by **Michael Barone, Successor Trustee of the Genevieve V. Schneider Revocable Trust Agreement dated April 22, 1999, as Restated U/A/D 9/21/2004 and as amended on 12/6/2004 & 12/11/2006 and Ted Schneider, II, Successor Trustee of the John G. Schneider Revocable Trust Agreement dated April 22, 1999, as restated U/A/D 9/20/2004**, whose post office address is 16 N. Oleander Street, Suite 19, Fellsmere, FL 32948 hereinafter called the grantor, to **SLP Tractor Services, Inc., a Florida Corporation** whose post office address is 680 Jordan Avenue, Sebastian, FL 32958 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 One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00), 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 situated in Indian River County, Florida, viz:

All of Block 139, TOWN OF FELLSMERE, according to the plat thereof filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 2, pages 3 and 4, lying SOUTH of State Road 512, and being more particularly described as follows:

Beginning at a point of 40 feet North of the centerline of California Avenue, said point being the Southeast Corner of Lot 13, Block 139, Town of Fellsmere, according to the plat thereof filed in Plat Book 2, pages 3 and 4, Public Records of St. Lucie County, Florida, run North along the East boundary of said Block 139, a distance of 345.86 feet to a point on the South right-of-way line of State Road 512; thence run Southwest along the South right of way line of State Road No. 512 to the point where said South right of way line intersects the West boundary of the said Block 139; thence run South along the West boundary of said Block 139; thence run South along the West boundary of said Block 139 a distance of 144.57 feet to a point; thence run Southeast a distance 46.6 feet to a point on the South boundary of said Block 139; thence run East along the South boundary of said Block 139 a distance 263.13 feet to the point of beginning; said land now lying and being in Indian River County, Florida.

Parcel ID Number: 31-37-00-00009-1390-00007/0

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

BK: 3457 PG: 1319

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:

Zachary Aranyos
Witness#1

Zachary Aranyos
Print Name

Amy Mims
Witness#2

Amy Mims
Print Name

John G. Schneider Revocable Trust Agreement
dated April 22, 1999, as restated U/A/D
9/20/2004

By: Ted Schneider II
Ted Schneider, II, Successor Trustee

State of Michigan
County of Macomb

The foregoing instrument was acknowledged before me by means of physical presence, this 18th day of August, 2021 by Ted Schneider, II, Successor Trustee of the John G. Schneider Revocable Trust Agreement dated April 22, 1999, as restated U/A/D 9/20/2004 who has proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(SEAL)

ZACHARY ARANYOS
NOTARY PUBLIC - MICHIGAN
SAINT CLAIR COUNTY
MY COMMISSION EXPIRES 12/30/2023
ACTING IN Macomb COUNTY

Zachary Aranyos
Notary Public
Printed Name: Zachary Aranyos
My Commission
Expires: 12/30/2023

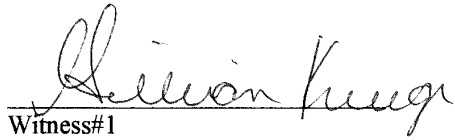
BK: 3457 PG: 1320

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 2020.


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:


Witness#1

Gillian Krieger

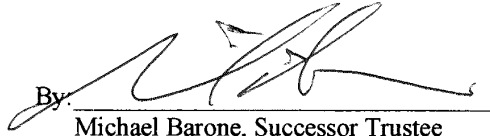
Print Name


Witness#2

Denielle Landers

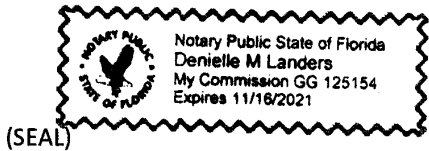
Print Name

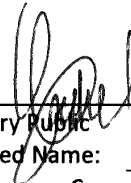
Genevieve V. Schneider Revocable Trust Agreement dated April 22, 1999, as Restated U/A/D 9/21/2004 and as amended on 12/6/2004 & 12/11/2006

By: 
Michael Barone, Successor Trustee

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence, this 05 day of August, 2021 by Michael Barone, Successor Trustee of the Genevieve V. Schneider Revocable Trust Agreement dated April 22, 1999, as Restated U/A/D 9/21/2004 and as amended on 12/6/2004 & 12/11/2006 who has proved to me on the basis of satisfactory evidence to be the person who appeared before me.




Notary Public
Printed Name: _____
My Commission Expires: _____