

After Recording Return to:  
Jennifer Kersey  
Stewart Title Company  
1417 N Semoran Blvd, Ste 108  
Orlando, FL 32807

This Instrument Prepared by:  
Jennifer Kersey  
Stewart Title Company  
1417 N Semoran Blvd, Ste 108  
Orlando, FL 32807  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
23-35-28-JN-00178.0-0009.00  
File No.: 200083

## WARRANTY DEED

This Warranty Deed, Made the 11 day of May, 2018, by Dirk Neuerburg and Wendy R. Neuerburg, husband and wife, whose post office address is: 6155 Adina Road, Cocoa, FL 32927, hereinafter called the "Grantor", to HP Florida I LLC, A Delaware Limited Liability Company, whose post office address is: 180 N Stetson Ave, Suite 3650, Chicago, IL 60601, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of Two Hundred Thousand Dollars and No Cents (\$200,000.00) 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 situate in Brevard County, Florida, to wit:

Lot 9, Block 178, Port St. John Unit Five, according to the plat thereof, recorded in Plat Book 22, Pages 46 through 50, inclusive of the Public Records of Brevard County, Florida.

The property is the homestead of the Grantor(s).

**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, 2017, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: Jason A. Radtke

Printed Name: JASON A. RADTKE

Dirk Neuerburg

Witness Signature: Marilourdes Norman

Printed Name: Marilourdes Norman

Wendy R. Neuerburg

State of Florida

County of Brevard

The foregoing instrument was acknowledged before me this 11 day of May, 2018 by Dirk Neuerburg and Wendy R. Neuerburg, husband and wife, who has produced driver license(s) as identification.

Notary Public Signature: Marilourdes Norman

Printed Name: Jennifer Kersey

My Commission (SEAL)

MARILOURDES Norman

