

After Recording Return to:

Prepared by:
William E. Curphey & Assoc.
2605 Enterprise Road, East
Suite 155
Clearwater, Florida 33759

Mail Tax Statements to:
Shaun Davis
2537 Stockbridge Square
Vero Beach, FL 32952

RETURN TO:
TRANSCONTINENTAL TITLE CO.
RECORDING DIVISION
2605 ENTERPRISE ROAD STE#200
CLEARWATER, FL 33759-9973
10-504489-4

Property Tax ID#: 333923 00015 0000 00060

WARRANTY DEED

This WARRANTY DEED, executed this 25th day of April, 2008, by SHELBY HOMES AT OSLO, INC., A FLORIDA CORPORATION, whose address is 6363 NW 6th Way, Fort Lauderdale, Suite 250, Florida, 33309 hereinafter called GRANTOR, grants to SHAUN DAVIS, a single man, whose address is 2537 Stockbridge Square, Vero Beach, FL 32962, hereinafter called GRANTEE:

Wherever 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.

Witnessed: That GRANTOR, for and in consideration of the sum of \$320,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells aliens, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Indian River County, Florida, viz:

**"SEE COMPLETE LEGAL ATTACHED AS
EXHIBIT "A" INCLUDED HERewith AND
MADE A PART HEREOF"**

TAX PARCEL ID#: 33-39-23-00015-0000-00060
PROPERTY ADDRESS: 2537 Stockbridge Square, Vero Beach, FL 32952

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

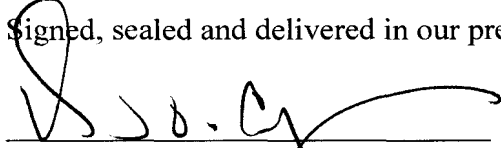
TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenant 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, hereby 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, 2007.

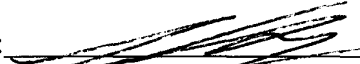
IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

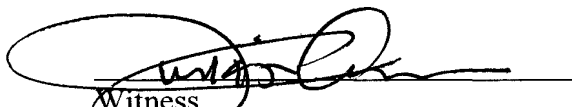
SHELBY HOMES AT OSLO, INC.


Witness

DAVID O. COLEGROVE
Printed Name

By: 

ROBERT SHELLEY, PRESIDENT

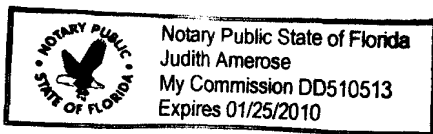

Witness

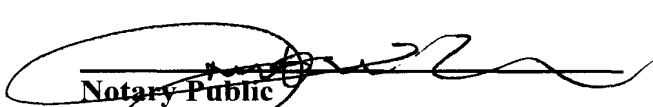
JUDITH AMEROSE
Printed Name

STATE OF FLORIDA)

COUNTY OF BROWARD)

The foregoing instrument was hereby acknowledged before me this 25 day of April, 2008, by ROBERT SHELLEY, PRESIDENT of SHELBY HOMES AT OSLO, INC., who is personally known to me ~~or who has produced~~ personally known, as identification, and who signed this instrument willingly.




Notary Public
My commission expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

10-01057636

LOT 60 OF BRADFORD PLACE, AS RECORDED IN PLAT BOOK 21, PAGE 28,
BEING A REPLAT OF A PORTION OF TRACT 13, SECTION 23, TOWNSHIP 33
SOUTH, RANGE 39 EAST, PLAT OF INDIAN RIVER FARMS COMPANY
SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25 PUBLIC RECORDS OF
ST.LUCIE COUNTY FLORIDA, SAID LANDS NOW LYING IN INDIAN RIVER
COUNTY FLORIDA.

BEING THE SAME PROPERTY CONVEYED TO SHELBY HOMES AT OSLO, INC. BY
DEED FROM SBK HOLDINGS, LLC RECORDED 12/22/2004 IN DEED BOOK 1816
PAGE 21, IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.