

RETURN TO:  
ALLIANCE TITLE  
705 E. Sebastian Blvd.  
Sebastian, FL 32958

Return to:  
Name: Alliance Title Insurance Agency Inc  
Address: 730 E Strawbridge Ave, Suite 100  
Melbourne, FL 32901

This Instrument Prepared by:  
Michelle McClure  
Alliance Title Insurance Agency Inc  
705-E Sebastian Blvd.  
Sebastian, Florida 32958

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):  
33-38-01-00009-0000-00030/0  
Grantee(s) I.D.#(s):  
File No:108050068

**WARRANTY DEED**  
(CORPORATION)

This Warranty Deed Made the 5th day of June, 2008, by RBC Bank, a corporation existing under the laws of North Carolina, fka Indian River National Bank, a chartered National Bank, and having its place of business at 134 North Church Street, Rocky Mount, North Carolina 27802, hereinafter called the grantor,

to Curtis Holden , an unmarried adult

whose post office address is: 22-24 Cricket Lane, Randolph, MA 02368, hereinafter called grantee

WITNESSETH: That said grantor, for and in consideration of the sum of \$204,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Indian River County, Florida, viz:

Lot 30, WESTSIDE VILLAS SUBDIVISION, according to plat thereof, as recorded in Plat Book 10, Page(s) 4, of the Public Records of Indian River County, Florida.

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 2007, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

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 thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

ATTEST: \_\_\_\_\_

RBC Bank, a North Carolina corporation, fka Indian River National Bank, a chartered National Bank

Witness Signature: John Roberts  
Printed Name: John Roberts

BY: [Signature]  
Richard Ramsay, Vice President

Witness Signature: Steve Jones  
Printed Name: Steve Jones

STATE OF North Carolina  
COUNTY OF Nash

The foregoing instrument was acknowledged before me this 6 day of June, 2008, by Richard Ramsay as Vice President of RBC Bank, a North Carolina corporation, fka Indian River National Bank, a chartered National Bank on behalf of the corporation. He/she is personally known to me or who has produced driver license(s) as identification.

My Commission Expires: 7-2-09

JUDY T. TAYLOR  
NOTARY PUBLIC  
NASH COUNTY, NC

Judy T. Taylor  
Printed Name: Judy T. Taylor  
Notary Public



# NORTH CAROLINA

## Department of The Secretary of State

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To all whom these presents shall come, Greetings:

I, ELAINE F. MARSHALL, Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached to be a true copy of

### ARTICLES OF MERGER

OF

RBC BANK (USA)

the original of which was filed in this office on the 11th day of April, 2008



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Raleigh, this 21st day of April, 2008.

*Elaine F. Marshall*

Secretary of State

C200810501214

SOSID: 0272969  
Date Filed: 4/11/2008 2:00:00 PM  
Elaine F. Marshall  
North Carolina Secretary of State  
C200810501214

State of North Carolina  
Department of the Secretary of State

ARTICLES OF MERGER

Pursuant to North Carolina General Statute Sections 55-11-05(a), 55A-11-05(d), 55A-11-04, 57C-9A-22(a), 59-73.32(a) and 59-1072(a), as applicable, the undersigned entity does hereby submit the following Articles of Merger as the surviving business entity in a merger between two or more business entities.

1. The name of the surviving entity is RBC Bank (USA), a (check one)  corporation,  nonprofit corporation,  professional corporation,  limited liability company,  limited partnership,  partnership,  limited liability partnership organized under the laws of North Carolina (state or country).

2. The address of the surviving entity is:

Street Address 3201 Beechleaf Court City Raleigh  
State North Carolina Zip Code 27604 County Wake

(Complete only if the surviving business entity is a foreign business entity that is not authorized to transact business or conduct affairs in North Carolina.) The mailing address of the surviving foreign business entity is:

\_\_\_\_\_. The Surviving foreign business entity will file a statement of any subsequent change in its mailing address with the North Carolina Secretary of State.

3. For each merging entity; (if more than one, complete on separate sheet and attach.) The name of the merged entity is \_\_\_\_\_ there is more than one; please see next page, a (check one)  corporation,  nonprofit corporation,  professional corporation,  limited liability company,  limited partnership,  partnership,  limited liability partnership organized under the laws of \_\_\_\_\_ (state or country).

4. If the surviving business entity is a domestic business entity, the text of each amendment, if any, to the Articles of Incorporation, Articles of Organization, or Certificate of Limited Partnership within the Plan of Merger is attached.

5. A Plan of Merger has been duly approved in the manner required by law by each of the business entities participating in the merger.

6. These articles will be effective upon filing unless a delayed date and/or time is specified 2 p.m. April 11, 2008  
This the 11th day of April, 2008.

RBC Bank (USA)  
Name of Entity  
Daniel Wall  
Signature  
Dan Wall, Chief Risk Officer  
Type or Print Name and Title

NOTES:

- 1. Filing fee is \$50 for For-profit entities.
- 2. Filing fee is \$25 for Non-profit entities.
- 3. This document must be filed with the Secretary of State. Certificate(s) of Merger must be registered pursuant to the requirements of N.C.G.S. Section 47-18.1

(Revised September 2005)  
CORPORATIONS DIVISION

P. O. BOX 29622

(Form BS-15)  
RALEIGH, NC 27626-0622

C204816401214

**Rider to Item 3 of the Articles of Merger**

**Community Bank of Naples, National Association, a national banking association organized under the laws of the United States.**

**Cypress Coquina Bank, a corporation organized under the laws of Florida.**

**Florida Choice Bank, a corporation organized under the laws of Florida.**

**Georgia State Bank, a corporation organized under the laws of Georgia.**

**Indian River National Bank, a national banking association organized under the laws of the United States.**

**Millennium Bank, a corporation organized under the laws of Florida.**

**The Peachtree Bank, a corporation organized under the laws of Georgia.**