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This instrument prepared by:
Jay A. Rosenberg, Esq., Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER:
3239290012000000057/0

SINGLE FAMILY
RESIDENCE

GENERAL WARRANTY DEED

Dennis Pomante whose wife is Sharon J. Pomante, who signs to release dower; Paul E. Varchetti whose wife is Julie Varchetti, who signs to release dower; Alexander Varchetti and Ann Varchetti, husband and wife, and DS Development LLC hereinafter Grantors, of Indian River County, Florida, for \$503,000 in consideration paid, grant, with general warranty covenants, to Lawrence D. Hixon, hereinafter Grantee, whose tax mailing address is 6410 McRae Place, Vero Beach, FL 32697, the following real property:


LOT 57 OF AMELIA PLANTATION, ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLT BOOK 18, PAGES 18, 19 & 20, OF THE PUBLIC RECORDS OF
INDIAN RIVER COUNTY, FLORIDA
COMMONLY KNOWN AS 6410 McRAE PLACE, VERO BEACH, FL 32697


The real property described above is conveyed subject to and excepted from the general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantors, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

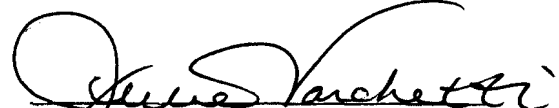
Prior instrument reference: Official Records Book 2169, Page 1889

Executed by the undersigned on Sept. 4, 2008


Dennis Pomante



Sharon J. Pomante


Paul E. Varchetti


Julie Varchetti


Alexander Varchetti
D S Development LLC


Ann Varchetti

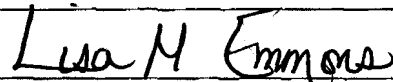
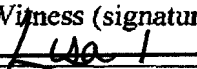

By: SHARON J. POMANTE
Its: PRES.

Witness Grantor's hand this 44 day of Sept, 2008

Signed, Sealed and Delivered
in the presence of these Witnesses
(one of whom may be the Notary):



Ann Marie St. Clair

Witness (signature on above line)	Printed Name
	LISA M Emmons
Witness (signature on above line)	Printed Name
	

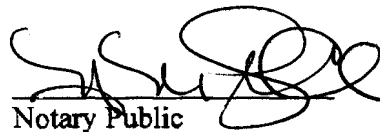
The property herein conveyed

☒ is not a part of the homestead of Grantor(s). This is investment property and not the homestead of the Grantor(s). Grantor further warrants that the herein described property does not now and never has, constituted the homestead of the Grantor(s) and is not now and never has been contiguous to the homestead of the Grantor(s).

☐ is part of the homestead of Grantor(s) and if Grantor is married, the conveyance is joined by both Husband and Wife.

STATE OF MI
COUNTY OF Macomb

The foregoing instrument was acknowledged before me on September 4, 2008 by Dennis Pomante and Sharon J. Pomante; Paul E. Varchetti and Julie Varchetti; Alexander Varchetti and Ann Varchetti and Sharon J Pomante the President of D S Development LLC, who are personally known to me or have produced DL's as identification and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.


Notary Public

Grantee's Name and Address:

Lawrence D. Hixon
6410 McRae Place, Vero Beach, FL 32697
Send tax statement to Grantee

A. M. SAINT CLAIR
Notary Public, State of Michigan
County of Macomb
My Commission Expires Apr. 28, 2012
Acting in the County of Macomb