

This instrument prepared by  
and record and return to:  
**MARK R. STARKMAN, ESQ.**  
PACKMAN, NEUWAHL & ROSENBERG  
1500 San Remo Avenue, Suite 125  
Coral Gables, FL 33146

GEO No: 33-40-27-00006-0000-00139/0

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### SPECIAL WARRANTY DEED

This Special Warranty Deed made and executed the 24 day of February, 2009 by, **FIRSTBANK FLORIDA, FSB f/k/a UNIBANK** whose post office address is 9795 South Dixie Highway, Miami, Florida 33156, hereinafter called the "Grantor" to **Water's Edge Development Company, II LLC, a Florida limited liability company**, whose post office address is 622 Beachland Blvd., Suite 203, Vero Beach, Florida 32963, hereinafter called the "Grantee".

**WITNESSETH**, That the Grantor, for and in consideration of the sum of ONE AND 00/100 (\$1.00) Dollars and other valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Indian River County, Florida, to-wit:

**Lot 139, THE MOORINGS UNIT TWO, according to the map or plat thereof as recorded in Plat Book 8, Page 28, Public Records of Indian River County, Florida.**

This conveyance is subject to: taxes and assessments for 2009 and all subsequent years; zoning ordinances, restrictions and other requirements imposed by governmental authority; and conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

**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 Grantor has good right and lawful authority to sell and convey said land and Grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through or under the said Grantor.

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

Signed, sealed and delivered in our presence:

#1 Witness Signature

*Patricia Navarro*

#1 Witness Print Name

*[Signature]*

#2 Witness Signature

*Flore Reyes*

#2 Witness Print Name

FIRSTBANK FLORIDA, FSB f/k/a UNIBANK

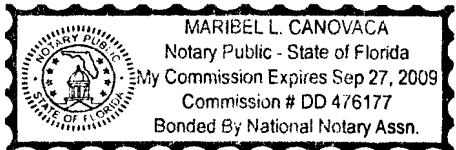
By:

*[Signature]*  
Jose B. Valle, as President

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 24 day of February, 2009, by Jose B. Valle, as President of FIRSTBANK FLORIDA FSB f/k/a UNIBANK, on behalf of the bank, who  is/are personally known to me or \_\_\_\_\_ who has produced a driver's license as identification.

My commission expires:



*[Signature]*  
NOTARY PUBLIC

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