

RECORD AND RETURN TO:  
ROBERT AND AMY BANOV  
2975 20<sup>TH</sup> STREET  
VERO BEACH, FL 32960  
772-299-6565

**SPECIAL WARRANTY DEED**

THIS INDENTURE is made the 11 day of September, 2009, by **BANOV ARCHITECTURE & CONSTRUCTION, INC.**, a Florida Corporation, whose address is 2975 20<sup>th</sup> Street, Vero Beach, Florida 32960 (hereinafter referred to as “Grantor”) in favor of **AMY BANOV 51% interest and ROBERT BANOV 49% interest**, whose collective address is 2975 20<sup>th</sup> Street, Vero Beach, Florida 32960 (hereinafter collectively referred to as “Grantee”).

**WITNESSETH:**

That said Grantor, for and in consideration of TEN and NO/100 (10.00) DOLLARS and other goods and valuable consideration to said Grantor in had paid, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, see, transfer, and convey to the said Grantee, and Grantee’s heirs, successors, and assigns forever, the following described property, to-wit:

See EXHIBIT “A” attached hereto and incorporated herein by reference;

Subject to the following:

- 1. Taxes for the year 2008 and subsequent years; and
- 2. Conditions, covenants, restrictions, easements, and limitations of record, without thereby reimposing the same, and all applicable zoning ordinances:

And said Grantor, subject to the foregoing, does hereby specially warrant the title to said lands, and will defend the same against lawful claims of all persons claiming by, through or under the Grantor.

**TOGETHER WITH** all tenements, hereditaments, and appurtenances benefiting and appertaining to the said property.

Grantor does hereby swear and affirm that the above described property is not now, has never been, nor does it abut said party’s residential homestead property.

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed on the day and year set forth below.

**“GRANTOR”**

BANOV ARCHITECTURE & CONSTRUCTION, INC., a  
Florida Corporation

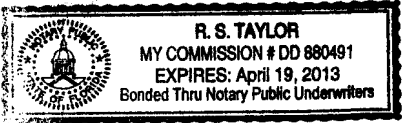
By: *Amy Banov*  
Amy Banov, its Vice President

Signed, sealed and delivered in the presence of:

*Andrea Lindsay*  
(Name: Andrea Lindsay)  
*R.S. Taylor*  
(Name: R.S. Taylor)

**STATE OF FLORIDA  
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged and sworn before me this 11 day of September, 2009, by Amy Banov, as Vice President of Banov Architecture & Construction, Inc., a Florida Corporation, who did acknowledge and swear before me that said person executed the foregoing instrument for the uses and purposes therein set forth on behalf of said entity. Said party is personally known to me or has produced a current driver’s license as identification.



*R.S. Taylor*  
NOTARY PUBLIC, State of Florida

## EXHIBIT "A"

Lot 12, WHITE FENCES more particulary described as follows:

All that certain Piece, Parcel or Tract of Land Situate, Lying and being in Tract 6, Section 13, Township 33 South, Range 38 East according to the last general plat of lands of the Indian River Farms Company as recorded in Plat Book 2, at Page 25, of the public records of St. Lucie County, Florida . Said lands now lying in Indian River County, Florida and being more particularly described as follows; to wit:

Commencing at a found 4" x 4" concrete monument, marking the intersection of the North right of way line of Lateral D canal and the East right of way line of 82nd Avenue (130' wide right of way), said monument also being at the intersection of the South line of Tract 5 and the East line of the West 100' of Tract 5;

Thence, bearing North 00°30'19" East, along the East right of way of 82nd Avenue, a distance of 1,284.26 feet to a point lying on the North line of said Tract 5;

Thence, leaving said East right of way line, bearing South 89°25'32" East along the North right of way line of Tracts 5 and 6, a distance of 2218.52 feet to the point and place of beginning of the herein described parcel;

Thence, continue South 89°25'32" East, along said North line, a distance of 341.45 feet to a point;

Thence, leaving said North line, bearing South 00°26'21" West, a distance of 642.01 feet to a point;

Thence, bearing North 89°25'32" West, a distance of 183.61 feet to a point lying on the Easterly right of way line of White Fences Lane, said point being the beginning of a non tangent curve concave Southerly, having a radius of 82.50 feet, a central angle of 158°40'35", a chord length of 162.15 feet bearing North 78°45'49" West:

Thence, Westerly along the arc of said curve and said right of way line, a distance of 228.48 feet to a point;

Thence, leaving said right of way line, bearing North 00°34'28" East, a distance of 612.00 feet to the point of beginning.