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Lauren Mills, an employee of
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(866)993-7314
File No.: 8101-2172246

SPECIAL WARRANTY DEED

State of Florida

County of Indian
River

THIS SPECIAL WARRANTY DEED is made on 7/21, 2009, between

DiVosta Homes, L.P., a Delaware limited partnership

having a business address at: 9240 Estero Park Commons Blvd., Estero, FL 33928
("Grantor"). and

Rose Douglas Merriam, A Single woman

having a mailing address of: 5015 Corsica Square, Vero Beach, FL 32967
("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Indian River**, State of **Florida**, to-wit:

Lot 141 of ISLES AT WATERWAY VILLAGE PD-PLAT 1B, according to the Plat thereof as recorded in Plat Book 21, Page(s) 85-95, of the Public Records of Indian River County, Florida.

Tax Parcel Identification Number: **32-39-21-00010-0000-00141/0**

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

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 Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **2008**. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the date first above written.

DiVosta Homes, L.P., a Delaware limited partnership

By: DiVosta Homes Holdings, LLC, a
Delaware limited liability company, Its
General Partner



By: Nicole Freitas, Attorney in Fact

Signed, sealed and delivered in our presence:

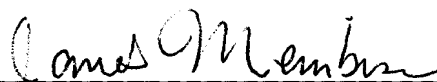
Witness Signature

Print Name:

T. Sios

Witness Signature

Print Name:



James Membrine

State of **Florida**

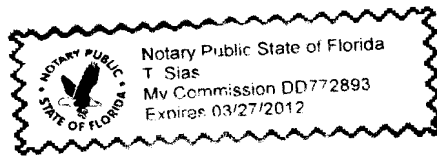
County of Lee

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on July 21,
2009, by Nicole Freitas, as Attorney in Fact, and, as on behalf of Divosta Homes, L.P., a
Delaware limited partnership, existing under the laws of the State of , who is/are personally known
to me or who has/have produced a valid driver's license as identification and who did take an oath. This
document has been notarized pursuant to Florida Statutes, Chapter 668.

Notary Public

T. Sias
(Printed Name)

My Commission expires: 2/27/2012



{Notarial Seal}