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This instrument was prepared by and should be returned to: Juan C. Villaveces, Esquire Shumaker, Loop & Kendrick, LLP P.O. Box 49948 Sarasota, FL 34230-6948

SPECIAL WARRANTY DEED

This Special Warranty Deed is made December 14th 2009, between VERO INVESTMENT 53, LLC, a Florida limited liability company f/k/a Fourdev, LLC, a Florida limited liability company (the "Grantor"), whose street address is 1071 W. Morse Street, Suite 200, Winter Park, Florida 32789, and G & M INVESTMENTS, LLC, a Florida limited liability company (the "Grantee"), whose street address is 2250 Sanderling Lane, Vero Beach, Florida 32963.

The Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, all of the land situated, lying and being in the County of Indian River, State of Florida, and described in Exhibit A attached to and by reference made a part of this Special Warranty Deed (the "Property").

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD THE SAME in fee simple forever.

The Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Property is free and clear of all encumbrances except for real property taxes accruing subsequent to December 31, 2009, and the Permitted Exceptions listed on Exhibit B attached to and made a part of this Special Warranty Deed, without reimposing the same; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever, lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the day and year first above written.

Signed, sealed and delivered in the presence of:

VERO INVESTMENT 53, LLC a Florida limited liability company f/k/a Fourdev, LLC, a Florida limited liability company By: Michael A. Collard, Manager

Signature of witness David Beyer Print name: David Beyer

Signature of witness Andrew Forness Print name: Andrew Forness

m00324-132815 LF RETURN TO: SHUMAKER, LOOP & KENDRICK, LLP

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 11 day of December 2009, by Michael A. Collard, as Manager of VERO INVESTMENT 53, LLC, a Florida limited liability company f/k/a Fourdev, LLC, a Florida limited liability company, on behalf of the Company. He is personally known to me.

Sue M Theodore

Signature of Notary Public

Print name: Sue M Theodore

My Commission Expires:

(NOTARY SEAL)

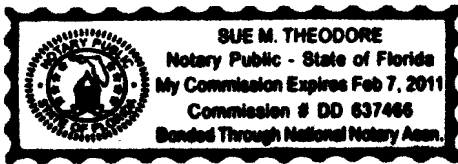


Exhibit "A"
Legal Description

Lot 1, 53RD STREET/US-1 COMMERCIAL SUBDIVISION, according to the plat thereof recorded at Plat Book 24, Page 94, of the Public Records of Indian River County, Florida.

Exhibit "B"
Permitted Exceptions

1. Taxes and assessments for the year 2010 and subsequent years.
2. The following reservations in favor of the State of Florida through the Trustees of the Internal Improvement Trust Fund of the State of Florida as set forth in Deed No. 815, recorded August 27, 1947, in Deed Book 8, Page 72, Indian River County, Florida, as follows:
 - a. As to all lands, there is reserved unto the State of Florida the title to an undivided one half of all petroleum and petroleum products, and title to an undivided three fourths of all other minerals which may be found on or under the said land.
 - b. As to all lands outside of any municipality as of this date, there is reserved unto the State of Florida an Easement for State Road right of way, two hundred (200) feet wide, lying equally on each side of the center line of any state road existing on the date of this deed through so much of any parcel as described as is within 100 feet of said center line.
3. Terms, covenants, conditions and all other matters, including restrictions and a right of first refusal, as contained within that certain Lease dated June 2, 2008, between Vero Investment 53, LLC, a Florida limited liability company, as Landlord, and Walgreen Co., an Illinois corporation, as Tenant, as evidenced by that certain memorandum of Lease recorded on June 4, 2008, in Official Records Book 2269, Page 2479, Public Records of Indian River County, Florida.
4. Easement(s) granted to Florida Power and Light Company, recorded in Official Records Book 2303, Page 301, of the Public Records of Indian River County, Florida.
5. Declaration of Easements, Covenants, Conditions and Restrictions by Vero Investment 53, LLC, a Florida limited liability company, recorded on March 31, 2009, in Official Records Book 2330, Page 2439, Public Records of Indian River County, Florida.
6. Easement and Bill of Utility Facilities to Indian River County, Florida, recorded on April 16, 2009, in Official Records Book 2335, page 889, Public Records of Indian River County, Florida.
7. Survey dated 9/2/2009, prepared by Kane Surveying (job reference #24533) disclose the following, to-wit:
 - (a) Encroachment of asphalt, concrete curb, concrete and parking spaces into easement recorded in Official Records Book 2335, Page 889, Public Records of Indian River County, Florida.
 - (b) Underground sewer lines as disclosed by drainage manholes and catch basins.
 - (c) Underground water lines as disclosed by water valves and fire hydrants.
 - (d) Utilities in possession as evidenced by underground electric lines.
 - (e) Encroachment of PVC pipe into the northeast corner of subject property.