

After Recording Return to:

Prepared by:
National Deed Network
c/o William E. Curphey, P.C.
28100 US Hwy 19 North,
Suite 300
Clearwater, Florida 33761

Mail Tax Statements to:
Andrew Florian
1225 SW 16th Avenue
Vero Beach, FL 32962

Property Tax ID#: 626150

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 17th day of
December, 2009, by and between the SECRETARY OF VETERANS
AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans
Affairs, Washington, DC 20420, hereinafter called GRANTOR, grants to ANDREW FLORIAN,
a(n) married man, whose address is 1225 SW 16th Avenue, Vero Beach, FL 32962,
hereinafter called GRANTEE:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties
to this instrument and the heirs, legal representatives and assigns of individuals, and the
successors and assigns of corporations.

Witnessed: That GRANTOR, for and in consideration of the sum of \$ 10.00
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants,
bargains, sells aliens, remiss, releases, conveys and confirms unto the GRANTEE, all that certain
land, situated in Indian River County, Florida, viz:

LOTS 21 AND 22, BLOCK N, OSLO PARK UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 13, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

TAX PARCEL ID#: 626150

PROPERTY ADDRESS: 1225 SW 16th Avenue, Vero Beach, FL 32962

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state in which the property is located. Seller makes no representations or warranties of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

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 covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009.

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

Pursuant to provisions of 38 U.S.C. 3720 (a)(6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

Signed, sealed and delivered in our presence:

**SECRETARY OF VETERANS
AFFAIRS, An Officer of the United
States of America**

Stephanie Allen
Witness

Stephanie Allen
Printed Name

Tammie Jones
Witness

Tammie Jones
Printed Name

By: Neo Neshia Stoval

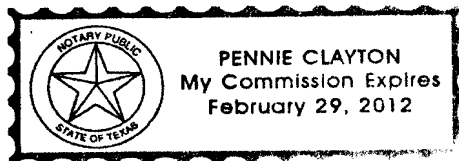
Its: Assistant Secretary
Countrywide Pursuant to a delegation of
authority contained in 38 C.F.R. § 36.4342 (f)

STATE OF FLORIDA)

COUNTY OF COLLIN)

On this date, before me personally appeared Neo Neshia Stoval, pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342 (f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 17th day of December, 2009.



Pennie Clayton
Notary Public
My commission expires: 2/29/2012

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.