

Prepared by, record and return to:
William N. Kirk, Esq.
979 Beachland Blvd.
Vero Beach, FL 32963
CH Book 42

QUIT-CLAIM DEED

THIS INDENTURE made this 13th day of February, 2010, by and between

KIMBERLY S. CICCARELLI, formerly Kimberly A. Schlitt, whose mailing address is: 1401
South Bay Villa Place, Apt. B, Tampa, FL 33629, as GRANTOR, and **TS HOLDINGS IV LLC**,
a Florida Limited Liability Company, whose mailing address is: 866 41st Court, Vero Beach, Florida
32960, as GRANTEE:

WITNESSETH that the Grantor, for and in consideration of the sum of Ten Dollars
(\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt
whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's
heirs and assigns forever, all the right, title, interest, claim and demand which the said Grantor has
in and to the following described land, situate, lying and being in Indian River County, Florida, to
wit:

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTIONS
AND PARCEL IDENTIFICATION NUMBERS

Subject to any unpaid taxes, easements, restrictions, reservations, and rights of way
of record and any encumbrances of record.

*(Minimum documentary stamps are affixed as the transaction was for no consideration and
the parties are related.)*

The Grantor warrants, covenants and represents to the Grantee that the conveyed
properties do not constitute the homestead of the Grantor under the Constitution or
statutes of the State of Florida and that the Grantor's residence is on property other
than the conveyed properties.

TOGETHER with all real improvements located thereon, if any.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in
anywise appertaining.

Rec 52.50 STST 70 F

TO HAVE AND TO HOLD the same to Grantee, and Grantee's successors and assigns forever, without warranties or covenants of title by the Grantor.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Shirley L. Johnson
Printed name of
witness: Shirley L. Johnson

Judy H. Malone
Printed name of
witness: Judy H. Malone

Kimberly S. Ciccarelli SEAL
Kimberly S. Ciccarelli

STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was acknowledged before me, this 13 day of February, 2010, by **KIMBERLY S. CICCARELLI**, [☒] who is personally known to me or [☐] who presented her driver's license as identification.

Gwenn Jones
Printed name: Gwenn Jones
Notary Public-State of Florida
Commission No. DD 587014
My commission expires: 12-20-10

(STAMP/SEAL)

CP6841.2 doc 159

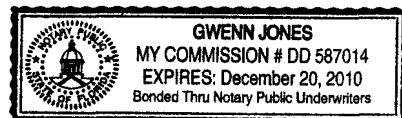


EXHIBIT A

PARCEL 1:

A parcel of land situated in part of the Southwest 1/4 of Section 3, Township 32 South, Range 39 East, Indian River County, Florida, being more particularly described as follows: The East 262.87 feet of the West 9 acres of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 32 South, Range 39 East, Indian River County, Florida.

The West line of the above described parcel being the Southerly extension of the East boundary line of the West 7 acres of the North 1/2 of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 3, Township 32 South, Range 39 East.

LESS AND EXCEPT: The South 30.00 feet thereof as Right-of-Way of North Winter Beach Road.

Subject to and the Grantee hereby assumes and agrees to pay that certain Mortgage in favor of Brenda L. Tucker, recorded on 12/31/2003 in Official Record Book 1678, Page 474, Public Records of Indian River County, Florida.

Parcel Identification No. 32-39-03-00000-5000-00010.0

PARCEL 2:

A parcel of land lying in the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 32 South, Range 39 East, Indian River County, Florida, said parcel being more particularly described as follows:

Commencing at the Southwest corner of said Southeast 1/4 of the Southwest 1/4 of Section 23, proceed North 90°00'00" East along the South line of said Southwest 1/4 of Section 23, a distance of 314.00 feet; thence North 00°00'00" East a distance of 40.00 feet to a point on the North right-of-way (r/w) line of 45th Street, said point being the Point of Beginning; thence continue North 00°00'00" East a distance of 169.00 feet; thence North 90°00'00" East a distance of 104.00 feet; thence South 00°00'00" West a distance of 169.00 feet to a point on said North r/w line of 45th Street; thence South 90°00'00" West along said North r/w line, a distance of 104.00 feet to the Point of Beginning.

Parcel Identification No. 32-39-23-00000-5000-00015.1

PARCEL 3:

Lot 6, Block 3, Anita Park, according to the map or plat thereof, as recorded in Plat Book 4, Page 66, of the Public Records of Indian River County, Florida.

Parcel Identification No. 32-39-28-00007-0030-00006.0

PARCEL 4:

Lot 5, SAVANNAH OAKS, UNIT II, according to the plat thereof as recorded in Plat Book 13, Page 87, Public Records of Indian River County, Florida.

Together with: A non-exclusive easement of ingress and egress over that certain roadway as described in Official Record Book 802, Page 2247, Public Records of Indian River County, Florida.

Parcel Identification No. 32-39-36-00014-0000-00005.0

PARCEL 5:

The East one-half of Lot 14 and all of Lots 15 and 15, King's Subdivision of Lot 4, Block 3 of Bullington's Subdivision, according to the map or plat thereof, as recorded in Plat Book 4, Page 9, of the Public Records of St. Lucie County, Florida; said land now lying and being in Indian River County, Florida.

Parcel Identification No. 33-39-01-00041-0000-00014.0

PARCEL 6:

Lots 21 and 22, Block E, Oslo Park Unit No. 6, according to the map or plat thereof, as recorded in Plat Book 4, Page 27, of the Public Records of Indian River County, Florida.

Parcel Identification No. 33-39-26-00005-0005-00021.0

PARCEL 7:

Building No. 200, Unit No. 102 of Fairways at Grand Harbor, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1699, Page 1327, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Subject to all of the terms and conditions of the Declaration of Condominium and all exhibits and amendments thereto.

Parcel Identification No. 32-39-23-00024-0200-00102.0

PARCEL 8:

Unit No. 401 of Riverview, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 600, Page 2674, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Subject to all of the terms and conditions of the Declaration of Condominium and all exhibits and amendments thereto.

Subject to and the Grantee hereby assumes and agrees to pay that certain Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as a nominee for SouthTrust Mortgage Corporation, recorded on 1/10/2003 in Official Record Book 1553, Page 2692, Public Records of Indian River County, Florida.

Parcel Identification No. 33-39-01-00062-0001-00401.0

PARCEL 9:

Lot 1, Lake Park Subdivision, according to the map or plat thereof as recorded in Plat Book 3, Page 12, Public records of Indian River County, Florida.

Parcel Identification No. 33-39-04-00005-0000-00001.0

PARCEL 10:

Lot 2, Lake Park Subdivision, according to the map or plat thereof, as recorded in Plat Book 3, Page 12, of the Public Records of Indian River County, Florida.

Subject to and the Grantee hereby assumes and agrees to pay that certain Mortgage in favor of Indian River National Bank, recorded on 12/30/2003 in Official Record Book 1677, Page 633, Public Records of Indian River County, Florida.

Parcel Identification No. 33-39-04-00005-0000-00002.0

PARCEL 11:

Unit 1, BENT PINE VILLAS CONDOMINIUM, UNIT #1, according to the Declaration of Condominium recorded at Official Records Book 619, Page 132, and any amendments thereto, together with its undivided share in the common elements.

Subject to all of the terms and conditions of the Declaration of Condominium and all exhibits and amendments thereto.

Parcel Identification No. 32-39-16-00002-0000-00001.0