

Prepared by and return to:

Barry G. Segal  
Attorney at Law  
Barry G. Segal, P.A.  
621 17th Street  
Vero Beach, FL 32960  
772-567-5552  
File Number: 210141  
Will Call No.: Box 92

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## Warranty Deed

**This Warranty Deed** made this 22nd day of February, 2010 between **Palm Court Homes, Inc.**, a Florida corporation whose post office address is **P.O. Box 231, Port Salerno, FL 34992**, grantor, and **Circle 02, LLC.**, a Florida corporation whose post office address is **3905 58th Circle, Vero Beach, FL 32966**, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida** to-wit:

**Lot 16, AMELIA PLANTATION, according to the Plat thereof, recorded in Plat Book 18, Page 18, of the Public Records of Indian River County, Florida.**

**Parcel Identification Number: 32-39-29-00012-0000-00016/0**

**The conveyance of the subject-property herein does not constitute all or substantially all of the assets of the grantor-corporation.**

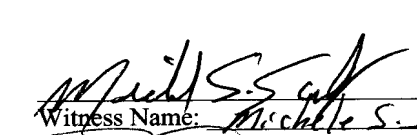
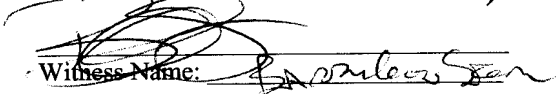
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

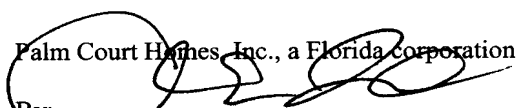
**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants 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; that the grantor hereby fully 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 grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

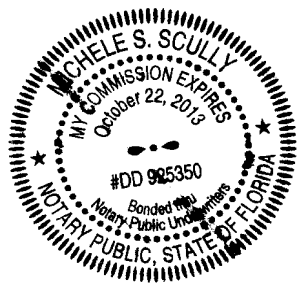
  
Witness Name: Michelle S. Scully  
  
Witness Name: [illegible]

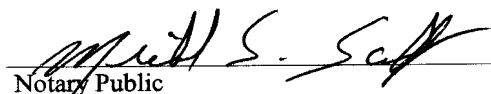
Palm Court Homes, Inc., a Florida Corporation  
By:   
Alan E. Hill, President

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 22nd day of February, 2010 by Alan E. Hill, President of Palm Court Homes, Inc., a Florida corporation, on behalf of the corporation. He  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_