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This instrument prepared by  
and should be returned to:  
Murphy Reid, LLP  
100 Vista Royale Blvd.  
Vero Beach, Florida 32962

Parcel ID No: 33-39-06-00006-0120-00104/0

WARRANTY DEED

THIS INDENTURE, made this 10<sup>th</sup> day of March, 2010, by **SHERYL A. ROVTAR, a married adult**, residing at 11141 Taylor May Road, Auburn Township, OH 44023, Grantor; to **DAVID BROWN and RUTH ANN BROWN, husband and wife**, residing at 306 N. Front Street, Liverpool, PA 17045, Grantees.

**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 grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Indian River County, Florida, to-wit:

Unit No. 104 of Building No. 12 of VISTA PLANTATION, A CONDOMINIUM, according to the Declaration of Condominium dated December 19, 1984 and recorded December 21, 1984 in Official Record Book 699, Page 1817, Public Records of Indian River County, Florida, as amended.

Commonly known as 12 Plantation Drive # 104, Vero Beach, Florida 32966.

**SUBJECT TO:** All of the provisions, restrictions, assessments and other obligations in the Declaration of Condominium and all other restrictions, reservations and easements of record, and real estate taxes for the current and all subsequent years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

("Grantor" and "grantee" are used for singular or plural, as context requires.)

The property is being conveyed pursuant to the court order authorizing the sale of the property herein under bankruptcy case number 07-14172-rb, in the Northern District of Ohio (Cleveland).

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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 #1

[Signature]  
Tasha M. Skott  
Print/Type Witness # 1 name

[Signature]  
Sheryl A. Rovtar

Witness # 2

[Signature]  
Alli Payne  
Print/Type Witness # 2 name

STATE OF Ohio  
COUNTY OF Delaware

The foregoing instrument was acknowledged before me this 5 day of March, 2010, by Sheryl A. Rovtar who is/are personally known to me \_\_\_\_\_ or who produced Driver's License as identification.



**TASHA M. SKOTT**  
Notary Public, State of Ohio  
My Commission Expires  
April 24, 2010

[Signature]  
Signature of Notary Public

Tasha M. Skott  
Print/Type Name of Notary

\_\_\_\_\_  
Notarial Serial Number, if any