

Prepared by and return to:

Charles H. Sanford
3003 Cardinal Dr.
B
Vero Beach FL
32963

Exhibit "B"

[Space Above This Line For Recording Data]

**Quit Claim Deed
(In Lieu of Foreclosure)**

This Quit Claim Deed made this 8th day of March, 2010 CRGR Properties, LLC, a Florida limited liability company, whose post office address is 940 32nd Avenue, Vero Beach, FL 32960, grantor, and Danant Properties, Inc., a Florida corporation, whose post office address is 6905 29th Court, Vero Beach, FL 32967, 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 grantors, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantees, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Indian River County, Florida** to-wit:

Lots 2 and 3, in Block 7, of SUNNYSIDE PARK SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, at Page 7, of the Public Records of Indian River County, Florida, with improvements thereon.

THIS DEED IS INTENDED TO BE AN ABSOLUTE CONVEYANCE IN EXCHANGE FOR A COVENANT NOT TO SUE (AND/OR OTHER CONSIDERATIONS) AND NOT AS ADDITIONAL SECURITY AND THAT THE PARTIES INTEND THAT THE CONVEYANCE NOT RESULT IN A MERGER OF TITLE.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

Charles H. Sanford, Esq. prepared this deed at the instruction of grantor. Further, grantor furnished the legal description utilized herein, and the accuracy of the legal description has not been verified. No title examination of the property was made or requested in connection with the preparation of this deed. The party preparing this instrument assumes no liability for the state of title or the accuracy of the legal description

In Witness Whereof, grantors have hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Charles H. Sartore
[Signature]
Witness Name: [Signature]

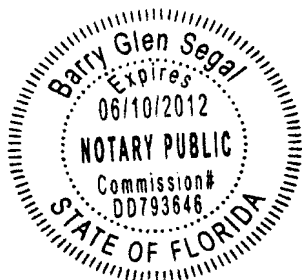
CRGR Properties, LLC, Grantor

By: [Signature]
Charles Craig Rustay, Manager/Member
By: [Signature]
Glenn H. Rustay, Member

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 2nd day of March, 2010 by **Charles Craig Rustay, as Manager/Member of CRGR Properties, LLC**. He [] is personally known to me or [] has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 6th day of March, 2010 by **Glenn H. Rustay, as Member of CRGR Properties, LLC**. He [] is personally known to me or [] has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____