

Prepared by and return to:

Gary Silberman

Gary Silberman, P.A.

Offices at Grand Bay Plaza 2665 S. Bayshore Drive, Ste. #725

Coconut Grove, FL 33133

305-285-0377

File Number: 10-290

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 24th day of May, 2010 between **Costinel Pasat, a single man** whose post office address is 5060 King Arthur Avenue, Davie, FL 33331, grantor, and **Joseph Passalacqua, a single man** whose post office address is 275 Stirling Avenue, Winter Park, FL 32789, 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 203, Lexington Place Subdivision - Phase 1, according to the map or plat thereof, as recorded in Plat Book 19, Page 48, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 33-39-23-00014-0000-00203/0

Subject to taxes for 2010, and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

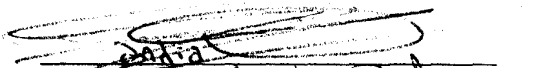
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

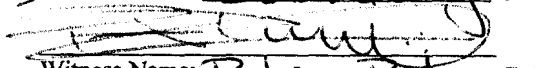
To Have and to Hold, the same in fee simple forever.

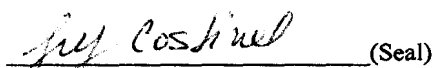
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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: Sandra Rodriguez


Witness Name: Ruben Rodriguez


Costinel Pasat (Seal)

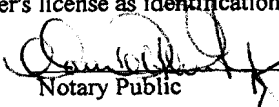
NOTARY PUBLIC-STATE OF FLORIDA
Maria Del Pilar Lopez
Commission #DD720008
Expires: SEP. 30, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

State of Florida
County of Broward:

The foregoing instrument was acknowledged before me this 14 day of May, 2010 by Costinel Pasat, a single man, who is personally known or has produced his Florida driver's license as identification.

[Notary Seal]

NOTARY PUBLIC-STATE OF FLORIDA
Maria Del Pilar Lopez
Commission # DD720008
Expires: SEP 30, 2011
BONDED THRU ATLANTIC BONDING CO., INC.



Notary Public

Printed Name: Maria Del Pilar Lopez

My Commission Expires: SEP 30 2011

**LEXINGTON PLACE PROPERTY OWNERS ASSOCIATION, INC.
CERTIFICATE OF APPROVAL TO PURCHASE**

In Reference To:

Lot # 203, in LEXINGTON PLACE PROPERTY OWNERS ASSOCIATION, according to the Declaration thereof, in Official Records Book of the Public Records of Indian River County, Florida.

At the request of the owner of record of said lot, the undersigned operating the above-described homeowners association, hereby certifies:

That Joseph Passalacqua

As PURCHASER(s), has (have) been duly approved by the undersigned Association, pursuant to the provisions above described.

Dated this 13th day of May, 2010.

LEXINGTON PLACE PROPERTY OWNERS ASSOCIATION, INC.

By: Sharon E Onderick

Sharon E. Onderick

STATE OF FLORIDA)

SS

COUNTY OF INDIAN RIVER)

Orange

AVP

I hereby certify that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared Sharon Onderick, who acknowledged executing the foregoing Certificate of Approval freely and voluntarily under authority vested in them by the corporation.

Witness my hand and official seal this 13th day of May, 2010.

[Signature]
Notary Public

My Commission Expires:

