

\$ 3,087.⁰⁰

IN THE CIRCUIT COURT, NINETEENTH JUDICIAL CIRCUIT, IN AND FOR INDIAN RIVER COUNTY, FLORIDA

CASE NO.: 3120 09 CA01 2930

WACHOVIA BANK, NATIONAL ASSOCIATION, a national banking association,

Plaintiff,

v.

D & N REALTY, INC., a Florida corporation, DANNY'S RECYCLING & HAULING, INC., a Florida corporation, and DANIEL GALASSO, an individual,

Defendants.

CIVIL

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that she executed and filed a Certificate of Sale in this action on June 4, 2010 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Indian River County, Florida:

REAL AND PERSONAL PROPERTY DESCRIPTION:

SEE ATTACHED EXHIBIT A

was sold to the Plaintiff, Wells Fargo Bank, N.A., successor-by-merger to Wachovia Bank, N.A., 4732 Del Prado Boulevard South, Cape Coral, Florida 33904.

WITNESS my hand and the seal of the Court this ___ day of June, 2010.

JEFFREY K. BARTON
Clerk of the Court

By: _____
Deputy Clerk



CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing Certificate of Title has been furnished
by U.S. Mail, postage pre-paid, this _____ day of June, 2010, to:

Andrew M. Sodl, Esq.
Akerman Senterfitt
50 North Laura Street, Suite 2500
Jacksonville, FL 32202

William H. Cantwell, II, Esq.
1686 West Hibiscus Boulevard
Melbourne, FL 32901

D & N Realty, Inc., a Florida corporation
c/o its Registered Agent, Daniel Galasso, Jr.
1331 Havre St. N.W.
Palm Bay, FL 32907

Danny's Recycling & Hauling, Inc., a Florida corporation
c/o its Registered Agent, Daniel F. Galasso, Jr.
1331 Havre St. N.W.
Palm Bay, FL 32907

Daniel Galasso, an individual
5570 Kordin Avenue
Viera, FL 32940

JEFFREY K. BARTON
Clerk of the Court

By: _____
Deputy Clerk

Exhibit A

The Mortgaged Property

EXHIBIT A

PARCEL H:

Beginning at the intersection of the North line of RIVERVIEW SUBDIVISION, Plat Book 2, Page 95, Public Records of Indian River County, Florida, and the West right of way of Old U.S. Highway No. 1 as shown thereon; thence run South 65 degrees 42 minutes 15 seconds West on said North line of RIVERVIEW SUBDIVISION, 298.12 feet to the true POINT OF BEGINNING; thence, continue South 65 degrees 42 minutes 15 seconds West on said North line of RIVERVIEW SUBDIVISION, 302.14 feet to an intersection with the East right of way of Old Dixie Highway; thence run North 24 degrees 50 minutes 15 seconds West, 99.89 feet on said East right of way of Old Dixie Highway; thence run North 65 degrees 41 minutes 08 seconds East 303.06 feet; thence South 24 degrees 19 minutes 00 seconds East, 99.98 feet to the true POINT OF BEGINNING.

Subject to an easement for utility purposes over, on and under the Southerly 10 feet and the Easterly 5 feet thereof, as measured perpendicularly to the respective South and East boundaries.

PARCEL J:

A portion of Government Lot 7, Section 25, Township 30 South, Range 38 East, Indian River County, Florida, more particularly described as follows:

BEGIN at the West right of way line of Indian River Drive, a 66 foot wide right of way and the North line of RIVERVIEW SUBDIVISION as recorded in Plat Book 2, Page 95, of the Public Records of Indian River County; thence South 65 degrees 42 minutes 15 seconds West along the North line of said RIVERVIEW SUBDIVISION, a distance of 298.12 feet; thence North 24 degrees 19 minutes 00 seconds West, a distance of 99.98 feet; thence North 65 degrees 41 minutes 08 seconds East, a distance of 298.12 feet to the West right of way line of Indian River Drive; thence South 24 degrees 19 minutes 00 seconds East along said West right of way line, a distance of 100.08 feet to the POINT OF BEGINNING.

Subject to an easement for utility purposes over, on and under the Southerly 10 feet and the Westerly 5 feet thereof, as measured perpendicularly to the respective South and West boundaries.

PARCEL L:

A portion of Government Lot 7, Section 25, Township 30 South, Range 38 East, Indian River County, Florida, more particularly described as follows:

Commence at the West right of way line of Indian River Drive, a 66 foot wide right of way and the North line of RIVERVIEW SUBDIVISION as recorded in Plat Book 2, Page 95, of the Public Records of Indian River County; thence North 24 degrees 19 minutes 00 seconds West along said West right of way line a distance of 19.36 feet; thence North 65 degrees 41 minutes 00 seconds East, a distance of 66.00 feet to the East right of way line of Indian River Drive, and the POINT OF BEGINNING; thence North 24 degrees 19 minutes 00 seconds West along said East right of way line, a distance of 80.72 feet; thence North 65 degrees 41 minutes 08 seconds East, a distance of 82.91 feet to the approximate mean high water line of the Indian River; thence South 17 degrees 51 minutes 53 seconds East, along said mean high water line, a distance of 23.52 feet; thence South 17 degrees 50 minutes 33 seconds East, along said mean high water line, a distance of 21.16 feet; thence South 36 degrees 13 minutes 57 seconds East, along said mean high water line, a distance of 29.10 feet; thence South 42 degrees 43 minutes 21 seconds East, along said mean high water line, a distance of 8.28 feet; thence South 65 degrees 41 minutes 00 seconds West, a distance of 86.51 feet to the POINT OF BEGINNING.

together with (i) all buildings and improvements now or hereafter erected on the parcels of real property described above; (ii) all fixtures attached to the real property or any buildings or improvements situated thereon; (iii) all estates, rights, tenements, hereditaments, privileges, rents, issues, profits easements, and appurtenances of any kind benefiting the land; all means of access to and from the land, whether public or private; and all water and mineral rights.