

RETURN TO:
NOVA TITLE COMPANY
1401 UNIVERSITY DR. SUITE 402
CORAL SPRINGS, FL 33071-0909

SPECIAL WARRANTY DEED

THIS INDENTURE made this 30 day of November, 2010, between INDIAN RIVER ASSOCIATES II, LLLP, a Florida limited liability limited partnership ("Seller") whose post office address is 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323, and Ebrahim Sesook and Fareena Sesook, husband and wife ("Buyer"), whose post office address is 2630 Heron Bay Lane SW, Vero Beach, Florida 32962.

WITNESSETH, that Seller, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Seller in hand paid by Buyer, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold, and hereby grants, bargains and sells to Buyer, and Buyer's heirs, successors and assigns forever, the following described land, with a Property Appraiser's Identification Number of 33393500005000000311/0.

Lot 311, FALCON TRACE - PLAT THREE, according to the plat thereof, as recorded in Plat Book 19 at Page 84, of the Public Records of Indian River County, Florida.

THIS CONVEYANCE AND TITLE TO SAID PROPERTY is subject to: (a) taxes and assessments for the present year and subsequent years, including, but not limited to, pending and certified county or municipal improvement liens; (b) restrictions, reservations, conditions, limitations, easements and other matters of record or imposed by governmental authorities having jurisdiction or control over the subject property, but this reference shall not operate to reimpose any of same; (c) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authorities, including, but not limited to, all applicable zoning, building, bulkhead, land use and environmental ordinances, rules and regulations, and rights or interests vested in the United States of America and/or the State of Florida; (d) the Declaration of Covenants, Restrictions and Easements for Falcon Trace, dated September 9, 2005 and recorded September 9, 2005 in Official Records Book 1930, at Page 1469 of the Public Records of Indian River County, Florida, as amended and/or supplemented from time to time; (e) the plat of Falcon Trace – Plat One, as recorded in Plat Book 19, at Page 64 of the Public Records of Indian River County, Florida; (f) the plat of Falcon Trace – Plat Two, as recorded in Plat Book 19, at Page 76 of the Public Records of Indian River County, Florida; (g) the plat of Falcon Trace – Plat Three, as recorded in Plat Book 19, at Page 84 of the Public Records of Indian River County, Florida; (h) the plat of Falcon Trace – Plat Four, as recorded in Plat Book 20, at Page 87 of the Public Records of Indian River County, Florida; (i) the plat of Falcon Trace – Plat Five, as recorded in Plat Book 21, at Page 52 of the Public Records of Indian River County, Florida; and (j) the plat of Falcon Trace – Plat Six, as recorded in Plat Book 21, at Page 96 of the Public Records of Indian River County, Florida.

SELLER does hereby specially warrant the title to said land, subject to the foregoing matters, and will defend same against the lawful claims of all persons claiming by, through or under Seller and no others.

IN WITNESS WHEREOF, Seller has hereunto set Seller's hand and seal the day and year first above written.

WITNESSES:

INDIAN RIVER ASSOCIATES II, LLLP, a Florida limited liability limited partnership

By: Indian River II Corporation, a Florida corporation, its general partner

By: N. Maria Menendez
N. Maria Menendez, Vice President

[CORPORATE SEAL]

Marines Alvarez
Print Name of Witness: Marines Alvarez

Kathleen M Coffman
Print Name of Witness: Kathleen M Coffman

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 29 day of November, 2010, by N. Maria Menendez, as Vice President of Indian River II Corporation, a Florida corporation, the general partner of Indian River Associates II, LLLP, a Florida limited liability limited partnership, on behalf of said corporation and limited partnership. She is personally known to me.

Kathleen M Coffman
Notary Public
My Commission Expires:

This instrument prepared by:
Henry W. Johnson, Esq.
JOHNSON & WALTERS, P.A.
1401 University Drive, #301
Coral Springs, Florida 33071
(954) 755-9880

