

Prepared by and return to:

William J Gardner, PA
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Boca Raton, FL 33433
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File Number: 8338
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 24th day of February, 2011 between LEX Special Assets LLC, a Delaware Limited Liability Company whose post office address is 1271 Avenue of America, New York, NY 10020, grantor, and Said Mobarook , a married man, whose post office address is 928 18 Place, Vero Beach, FL 32960, 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 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 19, of TUTEN'S SUBDIVISION, being a part of Lot 5, Block 3, of Dr. Richard E. Bullington's Subdivision in Section 1, Township 33 South, Range 39 East, said plat of Tuten's Subdivision being filed in the Public Records of St. Lucie County in Plat Book 4, Page 10; said land now lying and being in Indian River County, Florida.

Parcel Identification Number: 3339010004200000019.0

* *This deed is to clarify the chain of title pursuant to deed filed in OR 2444/432, Public Records of Indian River County, Florida.

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 claiming by, through or under grantors.

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:

[Signature]
Witness Name: Joshua W. Nelson

[Signature]
Witness Name: AMANDA KOMARNICKI

LEX Special Assets, a Delaware Limited Liability Company

By: [Signature]
AVIVA BUSH, VICE PRESIDENT
* Green River Capital, LC attorney in fact

(Corporate Seal)

State of Utah
County of Salt Lake

The foregoing instrument was acknowledged before me this 24 day of Feb, 2011 by AVIVA BUSH, VICE PRESIDENT * of LEX Special Assets LLC, a Delaware limited liability company, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: KRISTEN BANNON

My Commission Expires: _____