

Prepared by and Return to:  
Steel City Title, Inc.  
Cassandra C. Gordon  
4005 Maronda Way, Ste. 2, Sanford, Florida 32771  
Sanford, Florida 32771  
File Number: SCT12-498

\$152,000.<sup>00</sup>

**SPECIAL WARRANTY DEED**  
(Corporate Seller)

THIS INDENTURE, made this 29<sup>th</sup> day of JULY, 2012, between QMI, INC., A VERMONT CORPORATION, a corporation existing under laws of the STATE of VERMONT, whose mailing address is: 100 BANK STREET, SUITE 610 BURLINGTON, VERMONT 05401, hereinafter called the grantor, to ~~FLOYD MATTOON AND PENNY MATTOON HUSBAND AND WIFE~~, whose mailing address is: 8196 WESTFIELD CIR, VERO BEACH, FLORIDA 32966, hereinafter called the grantee: FLOYD K. MATTOON AND BEATRICE V. MATTOON, HUSBAND AND WIFE

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Indian River County, Florida, viz:

Lot 82, Westfield Subdivision, according to the plat thereof as recorded in Plat Book 22, Pages 40 through 43, inclusive, Public Records of Indian River County, Florida.

SEE ATTACHED EXHIBIT "A"

Parcel Identification Number: 33-38-01-00023-0000-00082/0

Subject, however, to the taxes for the current year, all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

TO HAVE AND TO HOLD the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby full warrants the title to said land and will defend the same against the lawful claims of all persons claiming by through or under the said grantor.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

QMI, INC., A VERMONT CORPORATION

Shannon L. Potts  
Witness signature

By: Jeffrey T. Gagat  
Print Name: JEFFREY T. GAGAT  
Title: TREASURER

Shannon L. Potts  
Print witness name

Dudget Sawyer  
Witness signature

Dudget Sawyer  
Print witness name

State of ~~FLORIDA~~ Pennsylvania  
County of Allegheny

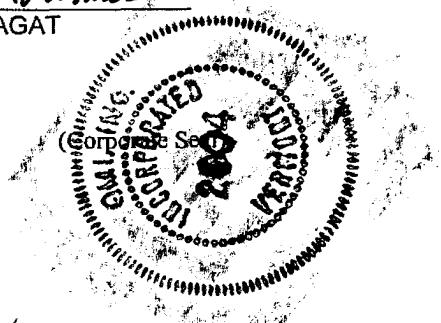
THE FOREGOING INSTRUMENT was acknowledged before me this 27<sup>th</sup> day of July, 2012 by JEFFREY T. GAGAT, known to me to be the TREASURER of QMI, INC., A VERMONT CORPORATION who is personally known to me or who has produced \_\_\_\_\_ as identification.

Shannon L. Potts  
Notary Public

Shannon L. Potts  
Print Notary Name

My Commission Expires: March 7, 2013

Notary Seal



COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Shannon L. Potts, Notary Public  
North Fayette Twp., Allegheny County  
My Commission Expires March 7, 2013  
Member, Pennsylvania Association of Notaries

EXHIBIT "A"

UNANIMOUS CONSENT OF DIRECTORS

OF

QMI, INC.

Pursuant to 11A V.S.A. §8.21, the undersigned, being all of the Directors of QMI, Inc., a corporation duly organized, validly existing and in good standing under the laws of the State of Vermont (the "Corporation"), hereby consent to the adoption of the following resolutions:

RESOLVED: That the purchase of various new homes to be used by the Corporation's sole shareholder, Maronda, Inc., as model homes to show to potential home buyers and the sale of said homes when they are no longer needed by Maronda, Inc. is hereby authorized and approved;

FURTHER

RESOLVED: That Jeffrey Gagat, in his capacity as Treasurer of the Corporation, is authorized to execute and deliver purchase and sale agreements with respect to the new homes referred to in the foregoing resolution in the name of and on behalf of the Corporation in such form and subject to such terms and conditions as Mr. Gagat may approve, the execution thereof by Mr. Gagat to be conclusive evidence of such approval;

FURTHER

RESOLVED: That Jeffrey Gagat, in his capacity as Treasurer of the Corporation, is authorized to execute and deliver in the name of and on behalf of the Corporation all such further agreements, instruments, certificates and documents, and to do any and all such further acts and things, as he may deem necessary or appropriate to consummate the transactions contemplated by the foregoing resolutions and to carry out the intent and accomplish the purposes thereof; and

FURTHER

RESOLVED: That all actions heretofore taken by any Officer or Director of the Corporation in connection with the subject matter of the foregoing resolutions be, and they hereby are, approved, ratified and confirmed in all respects.