

PIN: Please see legal descriptions for various parcel numbers

\$ 35.50 - Record
\$ 350.00 - Doc Stamps

Return To: Elite Title of the Treasure Coast, Inc.
3055 Cardinal Drive, Suite 105
Vero Beach, Florida 32963
Courthouse Box #82

Prepared By: Kristy Storms, Senior Counsel – PNC Realty Services, The PNC Financial Services Group, Inc., One PNC Plaza, 249 Fifth Avenue (Mail Stop: P1-POPP-20-4), Pittsburgh, PA 15222-2707

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 11th day of **January**, 2013 by:

Real Property Holding – Builder Portfolio, LLC, a Delaware limited liability company,

hereinafter called the Grantor, to:

1442-1446 Investment, LLC, a Florida limited liability company,

whose address is: ***Post Office Box 650996, Vero Beach, FL 32965***

hereinafter called the Grantee:

Wherever used herein, the terms “Grantor” and “Grantee” shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH, that the Grantor, for and in consideration of the sum of FIFTY THOUSAND and No/100ths (\$50,000.00 and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, and assigns forever, all that certain parcel of land in the County of ***Indian River***, State of ***Florida***, to wit (the “Property”):

See Exhibit “A” attached hereto and made a part hereof.

Being the same property that PNC Bank, National Association, successor to National City Bank, as successor by merger to Fidelity Federal Bank & Trust, by Special Warranty Deed dated March 20th, 2012 and recorded March 27th, 2012, as Instrument #2200678 in Official Records Book 2563, Page 1892 of the Indian River County records granted and conveyed

unto Real Property Holding – Builder Portfolio, LLC, a Delaware limited liability company, the Grantor herein.

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

UNDER AND SUBJECT TO:

- (a) Real property taxes and assessments for the current year not yet due and payable;
- (b) Matters that would be disclosed by an accurate survey;
- (c) Easements, rights-of-way, restrictions, leases, conditions, covenants, restrictions, agreements and all other matters of public record; and
- (d) All laws, regulations and restrictions, including, without limitation, building and zoning ordinances, of municipal or other governmental authorities applicable to and enforceable against the Property.

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

GRANTOR DOES HEREBY GRANT, SELL AND CONVEY TO GRANTEE, AND GRANTEE ACCEPTS, THE PROPERTY IN ITS “AS-IS, WHERE-IS” CONDITION, WITH ALL FAULTS, INCLUDING ALL DEFECTS, KNOWN OR UNKNOWN.

AND the Grantor hereby covenants with the 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 this land; that the Grantor hereby specially warrants the title to the land, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

SIGNATURE LINE ON NEXT PAGE

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, by its proper officer thereunto duly authorized, this 11th day of **January**, 2013.

WITNESSES:

**Real Property Holding – Builder
Portfolio, LLC, a Delaware limited
liability company,**

Rebecca F. Norcia
Witness #1
Printed Name: Rebecca F. Norcia

By Albert Del Tufo
Name: **Albert Del Tufo**
a/k/a Albert A. Del Tufo, III
Title: **Vice President**
C/O PNC Financial Services
601 Atlantic Avenue
Fort Pierce, FL 34950

Stephen Enns
Witness #2
Print Name: STEPHEN ENNS

STATE OF Florida)

COUNTY OF St. Lucie)

BEFORE ME, a Notary Public in and for said county and state, personally appeared **Albert Del Tufo a/k/a Albert A. Del Tufo, III**, who acknowledged herself/himself to be the **Vice President of Real Property Holding – Builder Portfolio, LLC, a Delaware limited liability company**, and being authorized to do so, acknowledged that she/he did execute the foregoing instrument on behalf of **Real Property Holding – Builder Portfolio, LLC, a Delaware limited liability company**, and that the same is her/his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal as of this 11th day of **January**, 2013.

Rebecca F. Norcia
Notary Public

State of Florida at Large

My commission expires: _____

Exhibit "A"

PARCEL 1:

Lots 2, 3, 14, 15, 18 and 19, Block E, VERO LAKE ESTATES UNIT R, according to the Plat thereof as recorded in Plat Book 6, page 51, Public Records of Indian River County, Florida.

Parcel ID number: 31-38-33-00008-0050-00002.0 AND
31-38-33-00008-0050-00014.0 AND
31-38-33-00008-0050-00018.0

Lot 4, Block B and Lots 5 and 6, Block D, VERO LAKE ESTATES UNIT M, according to the Plat thereof as recorded in Plat Book 5, page 87, Public Records of Indian River County, Florida.

Parcel ID number: 31-38-33-00004-0020-00004.0 AND
31-38-33-00004-0040-00005.0

PARCEL 2:

Lots 26, 27 and 28, Block C, VERO LAKE ESTATES UNIT L, according to the Plat thereof as recorded in Plat Book 5, page 86, Public Records of Indian River County, Florida.

Parcel ID number: 31-38-33-00003-0030-00026.0

Lots 28, 29 and 30, Block C, VERO LAKE ESTATES UNIT O, according to the Plat thereof as recorded in Plat Book 6, page 22, Public Records of Indian River County, Florida.

Parcel ID number: 31-38-33-00005-0030-00028.0 AND
31-38-33-00005-0030-00029.0

PARCEL 3:

Lots 9 and 24, Block H; and Lots 8 and 9, Block I, VERO LAKE ESTATES UNIT M, according to the Plat thereof as recorded in Plat Book 5, page 87, Public Records of Indian River County, Florida.

Parcel ID number: 31-38-33-00004-0080-00009.0 AND
31-38-33-00004-0080-00024.0 AND
31-38-33-00004-0090-00008.0 AND
31-38-33-00004-0090-00009.0

Lots 19, 20 and 21, Block G, VERO LAKE ESTATES UNIT P, according to the Plat thereof as recorded in Plat Book 6, page 30, Public Records of Indian River County, Florida.

Parcel ID number: 31-38-33-00006-0070-00019.0 AND
31-38-33-00006-0070-00021.0

ALBERT DEL TUFO a/k/a ALBERT A. DEL TUFO, III, IS A VICE PRESIDENT OF THE LLC AND IS AUTHORIZED BY ARTICLE 4 OF THE LLC'S OPERATING AGREEMENT TO SIGN DEEDS ON BEHALF OF THE LLC.