

This instrument was prepared by
and after recording is to be returned to
James M. Painter, Esquire
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Property Control No.:33390500013000000017.0

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made this 13th day of December, 2012, by and between **LOSOWE CAPITAL, INC., a Florida corporation**, whose post office address is 6615 West Boynton Beach Boulevard, Suite 396, Boynton Beach, Florida 33437, **the first party** and **NWJ GATOR INVESTMENTS, LLC, a Florida limited liability company**, whose post office address is 6615 West Boynton Beach Boulevard, Suite 396, Boynton Beach, Florida 33437, **the second party**.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, successors and assigns, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the Indian River County, Florida, to wit:

Lot 17 of BELLA ROSA, according to the plat thereof, as recorded in
Plat Book 23, Page 24, Public Records of Indian River County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

THIS QUIT CLAIM DEED has been prepared by the scrivener hereof without the benefit of a title search or examination of same. The scrivener has utilized legal descriptions provided by the first party and has relied upon the representations of the first party that the first party is the holder of title to the subject property. Accordingly, the scrivener disclaims any responsibility and assumes no liability for any defects in this instrument or which may otherwise result from the failure of the first party to hold such title in the manner represented. First party and second party specifically waive any claims or other remedies against the said scrivener.

