

**PREPARED BY & RETURN TO:**

Barry B. Byrd, Esquire  
Pineiro Byrd PLLC  
4600 Military Trail, Suite 212  
Jupiter, FL 33458  
32-39-09-00002-0010-00001/0  
32-39-10-00000-5000-00001/0  
32-39-10-00000-7000-00017/0  
32-39-10-00000-7000-00018/0

After recording return to:  
Calloway Title and Escrow, LLC  
4170 Ashford Dunwoody Rd, #285  
Atlanta, Georgia 30319

**4-05262**

**SPECIAL WARRANTY DEED**

This Warranty Deed made this 2<sup>nd</sup> day of September, 2013, between:

TC PROPERTY VENTURE, LLC, a Florida limited liability company, whose address is 815 Colorado Avenue, Suite 205, Stuart, FL 34994, Grantor, and

REO FUNDING SOLUTIONS IV, LLC, a Georgia limited liability company, whose address is C/O Turnstone Group, 3424 Peachtree Road, NE, Suite 1775, Atlanta, GA 30326, 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 of 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 real property, situate, lying and being in Indian River County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

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 Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; that the Grantor specially warrants the title to said Property and will defend the same against the lawful claims of any persons claiming by, through or under said Grantor; and that said Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

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:

TC PROPERTY VENTURE, LLC, a Florida limited liability company  
By: Seacoast National Bank, its Managing Member

Amber Garren  
Witness  
Amber Garren  
Print Name

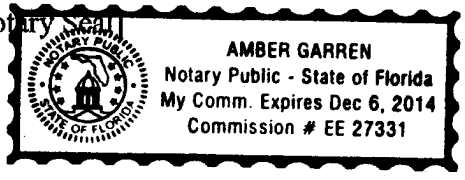
Michele L. Peat  
Witness  
Michele L. Peat  
Print Name

By: Kevin Picart  
Kevin Picart, as Sr. Vice President

State of Florida  
County of Martin

The foregoing instrument was sworn to and subscribed before me this 30<sup>th</sup> day of September, 2013, by KEVIN PICART, as Sr. Vice President of Seacoast National Bank, as Managing Member of TC PROPERTY VENTURE, LLC, a Florida limited liability company, who  is personally known or  has produced \_\_\_\_\_ as identification, and who  did or  did not take oath.

[Notary Seal]



Amber Garren  
Notary Public  
Name: Amber Garren

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Indian River, STATE OF Florida, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

TRACT 1, IN THE SOUTH 1/2 OF SECTION 9, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LESS AND EXCEPT THOSE PARCELS CONVEYED IN OFFICIAL RECORDS BOOK 152, PAGE 559; OFFICIAL RECORDS BOOK 189, PAGE 419 AND OFFICIAL RECORDS BOOK 540, PAGE 691 AS RE-RECORDED IN OFFICIAL RECORDS BOOK 541, PAGE 28, ALL OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PARCEL 2:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, LESS PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 143, PAGE 296, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PARCEL 3:

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, LYING WEST OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY; SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PARCEL 4:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, LYING EAST OF LATERAL "G" CANAL; SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PARCEL 5:

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST; SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PARCEL 6:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST AND RUN EAST 469.00 FEET TO THE WEST RIGHT OF WAY OF FLORIDA EAST COAST RAILROAD; THENCE RUN NORTHERLY ALONG SAID RIGHT OF WAY 862.00 FEET; THENCE RUN WEST 248.00 FEET; THENCE RUN SOUTH 825.00 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA.

PARCEL 7:

THAT PART LYING WEST OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY OF THE NORTH 5 ACRES OF THE SOUTH 30 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PARCEL 8:

THAT PART OF TRACT 32, IN THE SOUTH 1/2 OF SECTION 9, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LYING EAST OF THE LATERAL "G" CANAL.

PARCEL 9:

ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, LYING IN INDIAN RIVER COUNTY, FLORIDA, LESS AND EXCEPTING THE NORTH 640 FEET OF THE WEST 390 FEET THEREOF.

AND,

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL: FROM THE CENTER OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE CENTER LINE OF SAID SECTION 10, A DISTANCE OF 40 FEET TO THE SOUTH RIGHT OF WAY OF SOUTH WINTER BEACH ROAD (STATE ROAD S-632) AND POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING RUN WEST ON SAID SOUTH RIGHT OF WAY A DISTANCE OF 740.4 FEET; THENCE RUN SOUTH AND PARALLEL WITH THE CENTER LINE OF SAID SECTION 10 A DISTANCE OF 300 FEET TO THE NORTH RIGHT OF WAY OF A RAILROAD SIDE TRACT EASEMENT; THENCE EAST ALONG SAID NORTH RIGHT OF WAY OF THE RAILROAD SIDE TRACK EASEMENT 740.4 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH SAID NORTH-SOUTH CENTER LINE OF SECTION 10; THENCE RUN NORTH ALONG THE CENTER LINE OF SAID SECTION 10, A DISTANCE OF 306.61 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. (LESS AND EXCEPTED PARCELS AS DESCRIBED IN OFFICIAL RECORDS BOOK 397, PAGE 930; OFFICIAL RECORDS BOOK 408, PAGE 186; OFFICIAL RECORDS BOOK 408, PAGE 189; OFFICIAL RECORDS BOOK 542, PAGE 554 AND OFFICIAL RECORDS BOOK 1213, PAGE 2122, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.)