

10/00/13  
72-360-33

This deed prepared without examination  
of title by Eve Travis, Esq.  
ARCADIER & ASSOCIATES, P.A.  
2815 W. New Haven, Ste 304  
Melbourne, FL 32904  
Parcel ID#: 33-39-25-00003-0023-00010/0

**SPECIAL WARRANTY DEED**

**THIS DEED**, executed this 18 day of September, 2013, by **GERALD ROSEBERY and HELEN ROSEBERY**, husband and wife, first party, Grantor, to **ZIP ENTERPRISES, LLC**, a Florida limited liability company, whose post office address is 1343 Thornhill Lane, Sebastian, Florida, 32958, second party, Grantee:  
(Wherever used herein, the terms "first party", "second party", "Grantor" and "Grantee" 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 said first party, for and in consideration of the sum of Ten Dollars (\$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 County of Indian River, State of Florida, to wit:

**Lot 10, Block W, DIXIE HEIGHTS, Unit Two, according to the plat thereof, as recorded in Plat Book 4, Page(s) 83, of the Public Records of Indian River County, Florida.**

SUBJECT TO easements, restrictions, and reservations of record, if any, and taxes and assessments for the current and subsequent years.

TOGETHER, with all appurtenances thereto belonging or in any way appertaining.

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

AND, the Grantor hereby warrants the title against all persons claiming by, through, or under Grantor and will defend the same against the lawful claims of all such persons.

**IN WITNESS WHEREOF**, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Dawn Rimides  
DAWN RIMIDES

Eve Travis  
EVE TRAVIS

Dawn Rimides  
DAWN RIMIDES

Eve Travis  
EVE TRAVIS

Gerald Rosebery  
GERALD ROSEBERY, Grantor  
1343 Thornhill Lane, Sebastian, FL 32958

Helen Rosebery  
HELEN ROSEBERY, Grantor  
1343 Thornhill Lane, Sebastian, FL 32958

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing deed was acknowledged before me this 18 day of September, 2013, by **GERALD ROSEBERY and HELEN ROSEBERY**, who are  personally known to me or who each produced  as identification.

[ AFFIX SEAL ]



Mariah Laveria  
MARIAH LAVERIA, NOTARY PUBLIC  
My commission expires: \_\_\_\_\_