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4445 N. Highway A1A, Suite 110  
Vero Beach, FL 32963 CCC  
File Number: 13-410.v

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

## SPECIAL WARRANTY DEED

4-05269

This Special Warranty Deed is dated October 22 2013 and is signed by JHL Partners, LLC, a Florida limited liability company whose address is 3405 Ocean Drive, Vero Beach, FL 32963 ("**Grantor**"), in favor of REO Funding Solutions IV, LLC, a Georgia limited liability company, whose address is: c/o Todd Baldree, Turnstone Group, LLC, 3424 Peachtree Road NE, Suite 1775, Atlanta, GA 30326 (together with its successors and assigns, "**Grantee**").

For and in consideration of \$10 and other good and valuable consideration, the receipt, adequacy, and sufficiency of which Grantor acknowledges, Grantor hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, the land in Indian River County, Florida, that is described in **Exhibit A** to this deed, together with all of the tenements, hereditaments, easements, rights of way, and appurtenances that belong or pertain in any way to that land, including, without limitation, riparian rights, if any, any portion of the land that is within the right of way of any publicly dedicated street, roadway or alleyway, and together with all improvements, structures, and fixtures on or attached to the land (collectively, the "**Property**").

TO HAVE AND TO HOLD the Property in fee simple forever, subject only to the matters set forth in **Exhibit B** to this deed.

Grantor hereby covenants and warrants to Grantee that Grantor has good right and lawful authority to sell and convey the Property, and that Grantor will forever defend Grantor and the Property against the claims of all persons who claim by, through, or under Grantor, but against none other.

Signature Page Follows

IN WITNESS WHEREOF, Grantor has signed this Special Warranty Deed the day and year first above written.

GRANTOR:

JHL PARTNERS, LLC, a Florida limited liability company

By: [Signature]  
Mark Justice, Member

By: [Signature]  
John Huryn, Member

Signed, sealed, and delivered in the Presence of the following witnesses:

[Signature]  
Signature of Witness  
**Christopher C. Campione**

Printed Name of Witness

[Signature]  
Signature of Witness  
**Christine Stenback**

Printed Name of Witness

Indian River County, State of Florida

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of October, 2013 by Mark Justice and John Huryn, Members of JHL Partners, LLC, a Florida limited liability company, on behalf of the company, who are personally known to me or who produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public Official Signature  
Print of Type Name: Christine Stenback  
Commission number: EE 126558  
My commission expires: 12-10-2015



**EXHIBIT A  
to Special Warranty Deed**

**Legal Description**

**The West 10 Acres of Tract 2, Section 17, Township 32 South, Range 39 East, according to the last general plat of lands of the Indian River Farms Company Subdivision, filed in the office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 2, Page 25; said land now lying and being in Indian River County, Florida.**

**EXHIBIT B**  
**to Special Warranty Deed**

**Permitted Encumbrances**

1. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable.
2. Provisions of the Plat of INDIAN RIVER FARMS COMPANY SUBDIVISION, including but not limited to canals, ditches and right-of-ways over the property described in Exhibit A, 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.
3. Reservations in favor of the State of Florida, as set forth in the Deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded April 18, 1947 in Deed Book 47, Page 347; together with Partial Release of Road Reservation recorded October 20, 2004 in Book 1792, Page 393.
4. Reservations by the Indian River Farms Drainage District contained in that certain Special Warranty Deed recorded July 12, 1947 in Deed Book 49, Page 15.
5. Concurrence Acknowledgment Agreement of Subdivisions, Plats and Multi-Phase Site Plan or PD Projects recorded September 22, 2004 in Book 1784, Page 1174.