

Prepared by and return to:
Larry A. Rothenberg, Esq.
Attorney at Law
RTC Title, Inc.
815 Coral Ridge Drive
Coral Springs, FL 33071
954-227-3930
File Number: 14-1127
Will Call No.: 0135

Parcel Identification No. 32391600005000000430.0

[Space Above This Line For Recording Data]

Special Warranty Deed

This Indenture made this 14 day of November, 2014 between **Vero Beach Builders, LLC, a Delaware limited liability company**, whose post office address is **c/o RSF Partners, 3232 McKinney Avenue, Suite 890, Dallas, TX 75204**, of the County of **Dallas**, State of **Texas**, grantor*, and **Richard J. Gollinge and Carrie A. Gollinge, husband and wife**, whose post office address is **5510 53rd Avenue, Vero Beach, FL 32967**, of the County of **Indian River**, State of **Florida**, grantee*,

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 land, situate, lying and being in **Indian River County, Florida**, to-wit:

Lot 430, VEROLAGO PHASE 2, according to the Plat thereof, as recorded in Plat Book 20, Page 23, Public Records of Indian River County, Florida.

SUBJECT TO: Restrictions, reservations, conditions, declarations, limitations, easements, right-of-way and zoning ordinances, if any, and real estate taxes for the year 2014 and subsequent years.

And grantor hereby covenants with grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons lawfully claiming by, through and under grantor but against none other.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Vero Beach Builders, LLC, a Delaware limited liability company

By: Vero Lago Management II, Inc., a Florida corporation, its Authorized Agent

Erica Burnham
Witness Name: ERICA BURNHAM

By: Peter Osterman
Peter Osterman, President

Megan Becker
Witness Name: Megan Becker

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 14 day of November, 2014 by Peter Osterman, President of Vero Lago Management II, Inc., a Florida corporation, as Authorized Agent of Vero Beach Builders, LLC, a Delaware limited liability company, on behalf of the corporation and limited liability company. He is personally known to me or has produced _____ as identification.

[Notary Seal]

Erica Burnham
Notary Public

Printed Name: ERICA BURNHAM

My Commission Expires: _____

