

This Instrument was prepared by
and should be returned to:
Warren W. Dill, Esq.
Dill & Evans, P. L.
1565 U.S. Highway 1, Sebastian, FL 32958
Sebastian, Florida 32958

Parcel Identification No. 31-39-30-00004-0030-00010.0

------(Space above this line for recording data.)-----

Special Warranty Deed

This Indenture, made this 6th day of February, 2015, between Cross Creek Lake Estates, Inc., a Florida corporation, whose address is 10725 US Highway 1, Sebastian, FL 32958, hereinafter referred to as "Grantor", and Daniel E. DuBois and Georgina DuBois, husband and wife, whose address is 55 Island Road, Averill Park, NY 12018, hereinafter collectively referred to as "Grantee".

WITNESSETH that said grantor, for and in consideration of the sum of TEN 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 County, Florida, to-wit:

Lot 10, Block 3, Cross Creek Lake Estates Plat Three, according to the Plat thereof, recorded in Plat Book 26, Page 86, of the Public Records of Indian River County, Florida.

Subject to governmental regulations, covenants, rights of way, restrictions, easements and reservations of record, if any, but this provision shall not operate to reimpose the same, and taxes for 2014 and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or anywise appertaining.

and said grantor does hereby warrant the title to said land for the acts of grantor, and will defend the same against the lawful claims of all persons claiming by, through or under the grantor, but against no other.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

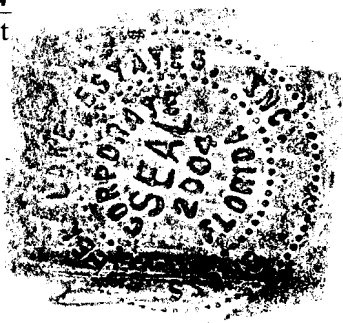
Signed, sealed and delivered
in our presence:
WITNESSES:

Cross Creek Lake Estates, Inc., a Florida corporation

By: Henry Andrew Fischer
Henry Andrew Fischer, President

Angela Sherbrock
Print Name: Angela Sherbrock

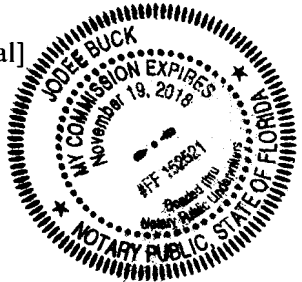
Jodee Buck
Print Name: Jodee BUCK



State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 6th day of February, 2015 by Henry Andrew Fischer, President of Cross Creek Lake Estates, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced a _____ driver's license as identification.

[Notary Seal]



Jodee L. Buck
Notary Public, State of Florida

Printed Name: Jodee L. Buck, CP, FCP, FRP

My Commission Expires: November 19, 2018