

This instrument prepared by:  
LEONARD E. ZEDECK, ESQ.  
8870 W. OAKLAND PARK BOULEVARD  
SUNRISE, FL 33351

FOLIO NO. 3339-10-00040-0000-00406/0, 00502/0, 00503/0, 00504/0, 00603/0, 00606/0, 00812/0,  
00903/0, 00907/0, 00909/0, 01004/0, 01102/0, 01104/0, 01106/0, 01108/0, 01302/0, 01303/0,  
01304/0, 01305/0, 01307/0, 01402/0, 01404/0, 01506/0, 01605/0, 00201/0, 00210/0, 00402/0,  
00405/0, 00702/0, 00703/0, 00704/0, 00804/0, 00808/0, 01201/0, 01203/0, 01204/0, 01205/0,  
01407/0, 00805/0, 00807/0

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made the 5<sup>th</sup> day of June, 2015, by **VERO REO LLC, a Florida Limited Liability Company** party of the first part, whose post office address is: 8850 W. Oakland Park Boulevard, Sunrise, FL 33351, hereinafter called the Grantor, to **H & H SHADOWBROOK LLC, a Florida Limited Liability Company**, party of the second part, whose post office address is: 16806 SW 51st Street, Miramar, FL 33027, hereinafter called the Grantee:

**W I T N E S S E T H :**

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases and conveys and confirms unto the Grantee all that certain land situated in Indian River County, Florida, being more particularly described as follows, together with all improvement located on such land (such land and improvements collectively referred to as the "Property"):

**Condominium Units Nos. 406, 502, 503, 504, 603, 606, 812, 903, 907, 909, 1004, 1102, 1104, 1106, 1108, 1302, 1303, 1304, 1305, 1307, 1402, 1404, 1506, 1605, 201, 210, 402, 405, 702, 703, 704, 804, 805, 807, 808, 1201, 1203, 1204, 1205, 1407, The Pines of Vero, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 2111, page 1989, as thereafter amended of the Public Records of Indian River County, Florida.**

Subject to a **FIRST MORTGAGE TO TRANSCAPITAL BANK**, easements, restrictions and reservations of record and to taxes for the year 2015.

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

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

AND except as noted above, Grantor hereby specially warrants title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but not otherwise.

