

THIS INSTRUMENT PREPARED BY:

Certified Document Solutions  
c/o Attorney Margaret C. Daun  
17345 Civic Drive, Unit 1961  
Brookfield, WI 53045

Return to and mail tax statements to:

Gerges Bashir Tawfiq Shanad and Rania  
Samaan Saad Shanad  
360 21<sup>st</sup> Court S.W.  
Vero Beach, FL 32962  
Reference Number: MCM-478486-REO

Property ID#: 33392300015000000068.0

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made the 15<sup>th</sup> day of July, 2016, by **NEWBURY REO 2013, LLC**, whose post office address is 7500 Old Georgetown Rd, Bethesda, MD 20814, hereinafter called Grantor(s), to **GERGES BASHIR TAWFIQ SHANAD AND RANIA SAMAAAN SAAD SHANAD, A MARRIED COUPLE, AS TENANTS BY THE ENTIRETY** whose post office address is 360 21<sup>st</sup> Court SW, Vero Beach, FL 32962, hereinafter called Grantee(s):

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

WITNESSETH: That the Grantors, for and in consideration of the sum of **\$133,000.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated Indian River County, Florida, viz:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

PROPERTY ADDRESS: 2570 Langrove Lane SW, Vero Beach, FL 32962

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

The warranties passing to the Grantee(s) hereunder are limited solely to those matters arising from acts of the Grantor(s), his/her/their/its agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate; and that said land is free of all encumbrances, except taxes accruing subsequent to the current tax year.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, Grantor has hereunto set a hand and seal the day and year first written above.

Newbury REO 2013, LLC

By: Michael Nicolini, its Vice President (or Authorized Signatory)

Signed, sealed and delivered in our presence:

WITNESSES:

[Signature]  
WITNESS #1 SIGNATURE

WITNESS #1 PRINTED NAME: Andrew C. [Signature]

[Signature]  
WITNESS #2 SIGNATURE

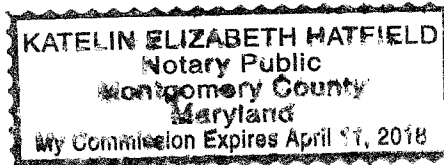
WITNESS #2 PRINTED NAME: Jason Hule

STATE OF Maryland

COUNTY OF Montgomery

The foregoing instrument was acknowledged before this 15 day of June, 2016 by Michael Nicolini as Vice President (Title of Officer) on behalf of NEWBURY REO 2013, LLC, a Delaware LLC. He/she/they is/are personally known to me or has produced \_\_\_\_\_ as identification.

Kate [Signature] (SEAL)  
Notary Public  
State of Maryland  
My Commission Expires: 4/11/18



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF INDIAN RIVER, CITY OF VERO BEACH, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOT 68, BRADFORD PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, AT PAGE 28, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PARCEL ID# 33392300015000000068.0

THIS BEING THE SAME PROPERTY CONVEYED TO NEWBURY REO 2013, LLC FROM J. R. SMITH, CLERK OF THE CIRCUIT COURT IN A DEED DATED FEBRUARY 24, 2014 AND RECORDED FEBRUARY 25, 2014, AS BOOK 2739 PAGE 999.