

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:
Robert D. Helzerman and Waleska M. Helzerman
1881 Grey Falcon Circle SW
Vero Beach, FL 32962
Reference Number: MCM-492167-REO

Property ID#: 33393500006000000023.0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made the 27th day of May, 2010, by **VENTURES TRUST 2013-I-H-R BY MCM CAPITAL PARTNERS, LLC ITS TRUSTEE**, whose post office address is 7500 Old Georgetown Rd, Suite 1300, Bethesda, MD 20814, hereinafter called Grantor(s), to **ROBERT D. HELZERMAN AND WALESKA M. HELZERMAN, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY**, whose post office address is 1881 Grey Falcon Circle 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 **\$207,000.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, the following described lot, piece or parcel of land, situate, lying and being in Indian River County, State of Florida, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS: 1881 Grey Falcon Circle 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.

[Handwritten Signature]

Ventures Trust 2013-I-H-R

By: MCM Capital Partners, LLLP, f/k/a MCM Capital Partners, LLC, its Trustee

By: Steven Trowern, its Vice President

Signed, sealed and delivered in our presence:

WITNESSES:

[Handwritten Signature]

WITNESS #1 SIGNATURE

WITNESS #1 PRINTED NAME: Dorothy A. Agee

[Handwritten Signature]

WITNESS #2 SIGNATURE

WITNESS #2 PRINTED NAME: Robert Lynn

STATE OF Maryland
COUNTY OF Montgomery

STATE OF Maryland }
COUNTY OF Montgomery }

Before me, the undersigned, a Notary Public, in and for said County and State, this 27 day of May, 2016, personally appeared Steven Trowern, Vice President of MCM Capital Partners, LLLP, f/k/a MCM Capital Partners, LLC as Trustee for VENTURES TRUST 2013-I-H-R, a Statutory Trust organized and existing under the laws of the State of Delaware and acknowledged the execution of the foregoing instrument for and on behalf of said Grantor and who, have been duly sworn, stated that the representations therein contained are true.

[Handwritten Signature] (SEAL)

Notary Public
State of Maryland
My Commission Expires:



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 23, FALCON TRACE-PLAT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE(S) 87, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PARCEL ID #33393500006000000023.0

THIS BEING THE SAME PROPERTY CONVEYED TO VENTURES TRUST 2013-I-H-R BY MCM CAPITAL PARTNERS, LLC ITS TRUSTEE FROM J.R. SMITH CLERK OF THE CIRCUIT COURT IN A DEED DATED DECEMBER 01, 2015 AND RECORDED DECEMBER 01, 2015 IN BOOK 2895 PAGE 1639.