

**This Instrument Was Prepared By and After  
Recording Return To:**

Calloway Title and Escrow, LLC  
4170 Ashford Dunwoody Road, Suite 525  
Atlanta, Georgia 30319  
CT#4-05367(E)

**Property Appraiser Identification No.:**

32-39-23-00025-0000-00079/0  
32-39-23-00025-0000-00080/0  
32-39-23-00025-0000-00101/0  
32-39-23-00025-0000-00102/0

**Consideration: \$214,285.72**  
**Documentary Stamp Taxes: \$1,500.10**

**(RESERVED)**

**SPECIAL WARRANTY DEED**

This Special Warranty Deed is dated November 2, 2016 and is signed by **REO FUNDING SOLUTIONS IV, LLC, a Georgia limited liability company** (“Grantor”), whose address is 4600 Wells Fargo Center, 90 South Seventh Street, Minneapolis, Minnesota 55402, in favor of **REGATTA BUILDING & DEVELOPMENT, LLC, a Florida limited liability company** (“Grantee”), whose address is 2345 14<sup>th</sup> Avenue, Suite #1, Vero Beach, Florida 32960.

For and in consideration of \$10 and other good and valuable consideration, the receipt, adequacy, and sufficiency of which Grantor acknowledges, Grantor hereby grants, bargains, sells, remises, releases, aliens, conveys, and confirms unto Grantee, the land in **Indian River** County, Florida, that is described in **Exhibit A** to this deed, together with all tenements, hereditaments, easements, rights of way, and appurtenant rights including, without limitation, riparian rights, if any, any portion of the land that is within the right of way of any publicly dedicated street, roadway or alleyway, and together with all improvements, structures, and fixtures on or attached to the land (collectively, the “**Property**”).

TO HAVE AND TO HOLD the Property, in fee simple forever, subject to the matters described in **Exhibit B** to this deed.

AND Grantor agrees to warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons who claim by, through, or under Grantor, but against none other.

{SIGNATURE PAGE FOLLOWS}

IN WITNESS WHEREOF, Grantor has signed this Special Warranty Deed the day and year first above written.

GRANTOR:

REO Funding Solutions IV, LLC, a Georgia limited liability company

By: [Signature]  
Name: Judd Gilats  
Title: Vice President

Signed, sealed, and delivered in the presence of the following witnesses:

[Signature]  
Signature of witness

Ashley Rebarcheck  
Printed name of witness

[Signature]  
Signature of witness

MARK WHITS  
Printed name of witness

HENNEPIN COUNTY, MINNESOTA

The foregoing instrument was acknowledged before me this 28 day of November, 2016, by Judd Gilats, the Vice President of REO Funding Solutions IV, LLC, a Georgia limited liability company, on behalf of the limited liability company, who () is personally known to me or () who produced a driver's license as identification.

[Signature]  
Notary Public Official Signature  
Print or Type Name: Cristina Aurora Zhang  
Commission number: 31075838  
My commission expires: January 31, 2021

{AFFIX NOTARY SEAL}



**EXHIBIT A  
TO SPECIAL WARRANTY DEED**

**LEGAL DESCRIPTION**

The land referred to herein below is situated in the County of Indian River, State of Florida, and is described as follows:

Lots 79, 80, 101 and 102, BRIDGEPOINTE SUBDIVISION, according to the Map or plat thereof, as recorded in Plat Book 18, Pages 94 through 98, inclusive, of the Public Records of Indian River County, Florida.

**EXHIBIT B**  
**TO SPECIAL WARRANTY DEED**  
**PERMITTED ENCUMBRANCES**

1. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRIDGEPOINTE SUBDIVISION, as recorded March 8, 2005 in Plat Book 18, Page(s) 94 through 98, inclusive, including, but not limited to, provisions for the following: Affidavit Confirming Error on Recorded Plat of Bridgepointe Subdivision recorded March 28, 2005 in Book 1851, Page 1539, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Declaration of Easements, Covenants, Conditions and Restrictions of BRIDGEPOINTE TOWNHOMES, which contains provisions for a private charge or assessments, and provides for a right of first refusal or the prior approval of a future purchaser or occupant, recorded March 8, 2005 in Book 1844, Page 450, as affected by: First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions of Bridgepointe Townhomes recorded September 29, 2005 in Book 1940, Page 682; Second Amendment to Declaration of Easements, Covenants, Conditions and Restrictions of Bridgepointe Townhomes recorded June 27, 2006 in Book 2050, Page 641; Third Amendment to Declaration of Easements, Covenants, Conditions and Restrictions of Bridgepointe Townhomes recorded March 8, 2007 in Book 2141, Page 489; Fourth Amendment to Declaration of Easements, Covenants, Conditions and Restrictions of Bridgepointe Townhomes recorded August 10, 2007 in Book 2192, Page 1046; Fifth Amendment to Declaration of Easements, Covenants, Conditions and Restrictions of Bridgepointe Townhomes recorded September 4, 2008 in Book 2289, Page 1404; Sixth Amendment to Declaration of Easements, Covenants, Conditions and Restrictions of Bridgepointe Townhomes recorded August 7, 2009 in Book 2359, Page 2409; Corrected Sixth Amendment to Declaration of Easements, Covenants, Conditions and Restrictions of Bridgepointe Townhomes recorded September 18, 2009 in Book 2369, Page 1279; Seventh Amendment to Declaration of Easements, Covenants, Conditions and Restrictions of Bridgepointe Townhomes recorded October 5, 2010 in Book 2449, Page 615; Eighth Amendment to Declaration of Easements, Covenants, Conditions and Restrictions of Bridgepointe Townhomes recorded August 30, 2012 in Book 2603, Page 237; together with subsequent Assignment of Developer's Rights recorded December 23, 2008 in Book 2310, Page 1982 and Assignment and Assumption of Developer Rights to REO Funding Solutions IV, LLC, a Georgia limited liability company recorded December 2, 2013 in Book 2721, Page 695; Ninth Amendment to Declaration of Easements, Covenants, Conditions and Restrictions of

Bridgepointe Townhomes recorded July 1, 2015 in Book 2859, Page 536; as affected by that certain Partial Assignment of Developer Rights from REO Funding Solutions IV, LLC, a Georgia limited liability company to Regatta Building & Development, LLC, a Florida limited liability company, dated January 11, 2016, recorded January 12, 2016 in Official Records Book 2904, Page 2413.

4. Bill of Sale of Utility Facilities to Indian River County, a political subdivision of the State of Florida, recorded April 26, 2005 in Book 1865, Page 336.

Note: All of the recording information contained herein refers to the Public Records of **Indian River** County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.