

This instrument prepared by:
DAVID R. ROY, P.A.
David R. Roy, Esq.
4209 N. Federal Hwy.
Pompano Beach, FL 33064
File No. 21-PB-157

[Space Above This Line For Recording Data]

SPECIAL WARRANTY DEED

(Deed in Lieu of Foreclosure)

BY THIS SPECIAL WARRANTY DEED, dated this 6 day of MARCH, 2023, **RICHARD K. GILLOTTE**, whose address is 185 Whippoorwill Lane, Torrington, CT 06790, herein called Grantor, in consideration of Ten and NO/100 (\$10.00) Dollars paid by **7756 95th Court, LLC, a Florida limited liability company**, herein called Grantee, whose post office address is 102 NE 2nd Street, #100, Boca Raton, FL 33432, has granted, bargained and sold to Grantee the Grantor's interest in the following described real property in Indian River County, Florida:

Lot 12, Block F, VERO LAKE ESTATES UNIT G, according to the map or plat thereof as recorded in Plat Book 5, Page 59, Public Records of Indian River County, Florida.

a/k/a 7756 95th Court, Vero Beach, FL 32967

PIN: 31383400006006000012.0

This Deed is given in lieu of foreclosure of that Mortgage in the principal amount of \$330,000.00 (not including any unpaid and accrued advance or interest thereof) executed by RKG Management, LLC, a foreign limited liability company that is wholly owned and operated by Richard K. Gillotte dated Mortgage dated July 21, 2021 and recorded July 29, 2021 in O.R. Book 3448, Page 2407 as modified by that Note and Mortgage Modification Agreement dated October 13, 2022 and recorded October 20, 2022 in O.R. Book 3578, Page 894, of the Public Records of Indian River County, Florida, in favor of Camelot Holdings of Delaware, LLC, a foreign limited liability company, and is not intended to act in any way as a satisfaction of the aforementioned Note and Mortgage.

It is the express intent of the parties herein that the above described Note and Mortgage will not merge with the interest of 7756 95th Court, LLC, a Florida limited liability company acquired under this Deed.

Grantor herein warrants and represents that this property does not constitute his homestead nor is it contiguous or adjacent to his homestead property.

Any invalidity of, or the avoidance of, the transfer of an interest in the insured premises pursuant to the provisions of the Bankruptcy Code (11 U.S.C.) or similar state insolvency or debtor and creditor law.

Gillotte Deed continued;
 File No. 21-PB-157
 Page 2 of 2 Pages

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

Signed, sealed and delivered in
 the presence of:

Sign: Susan M. Devino
 Print: Susan M. Devino

Richard K. Gillotte
 By: Richard K. Gillotte

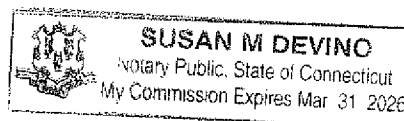
Sign: Debra L. Formis
 Print: Debra L. Formis

State of Connecticut
 County of Hartford

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of March, 2023 by Richard K. Gillotte, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Susan M. Devino
 Notary Public
 Printed Name:
 My Commission Expires:



THIS TRANSFER IS AGREED TO BY THE BORROWER

On behalf of RKG Management, LLC, a foreign limited liability company, as the Manager of RKG Management, LLC, I hereby give my consent to transferring this property to a wholly owned entity of the Lender in lieu of foreclosure and further agree to sign any and all further documentation required to effectuate the transfer of the real property referenced herein to the Lender.

Signed, sealed and delivered in
the presence of:

BORROWER: RKG MANAGEMENT, LLC,
a Foreign limited liability company

Sign: Susan M. Devino
Print: SUSAN M. DEVINO

Richard K. Gillotte
By: Richard K. Gillotte
Its: Manager

Sign: Debra Loomis
Print: Debra Loomis

State of Connecticut
County of Litchfield

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of MARCH, 2023 by Richard K. Gillotte, as Manager of RKG MANAGEMENT, LLC, a foreign limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Susan M. Devino
Notary Public
Printed Name:
My Commission Expires:

