

This instrument was prepared by:

Edward J. McCormick, Jr., Esq.  
Edward J. McCormick, P.A.  
The McCormick Building  
111 S.W. 3<sup>rd</sup> St., Penthouse  
Miami, Florida 33130

Consideration: \$35,000.00

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made the 8th day of July, 2016, by **HM CYPRESS CREEK, LLC, a Florida limited liability company**, whose address is **111 SW 3rd Street, Penthouse, Miami, FL 33130** ("GRANTOR"), to

**LIFE STYLE HOMES BUILDERS, INC., a Florida corporation**, whose address is **3453 W. New Haven Avenue, Melbourne, Florida 32904** ("GRANTEE").

Witness that GRANTOR, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, grants, bargains and sells to GRANTEE all the real property located in the County of **Brevard**, State of Florida, more particularly described as:

**See Exhibit "A" attached hereto and made a part hereof.**

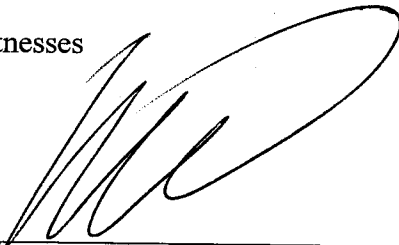
together with all tenements, hereditaments and appurtenances thereto; subject to real property taxes for the year 2016 and subsequent years, zoning and other government restrictions, and all covenants, conditions, limitations, restrictions, easements and rights-of-way of records, if any provided that this reference shall not serve to reimpose the same.

GRANTOR hereby covenants with GRANTEE that GRANTOR will forever defend GRANTEE against lawful claims of all persons claiming by, through or under GRANTOR, but against none other.

IN WITNESS WHEREOF, GRANTOR has set its hand and seal the day and year first above written.

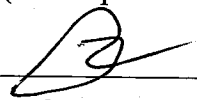
Signed, sealed and delivered  
in our presence:

Witnesses




Edward J. McCormick, Jr.

(Please print name)



E. J. McCormick  
(Please print name)

**HM CYPRESS CREEK, LLC, a Florida  
limited liability company,**

By:   
Name: Stefan Hoyer  
Title: Manager

STATE OF FLORIDA )  
COUNTY OF Miami Dade ) SS

The foregoing instrument was acknowledged, sworn to and subscribed before me this 8 day of July, 2016 by **Stefan Hoyer, as Manager of HM CYPRESS CREEK, LLC, a Florida limited liability company**, and on behalf of the Company who is ( X ) personally known to me or ( ) who has produced as identification.



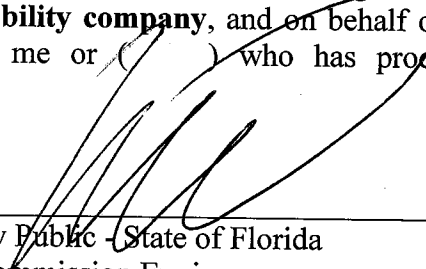
  
Notary Public - State of Florida  
My Commission Expires: 11-15-2017

EXHIBIT "A"

**Lot 33, Block "A", of CYPRESS CREEK SUBDIVISION, PHASE TWO, according to the Plat thereof, as recorded in Plat Book 52, Page 46 through 49, inclusive, of the Public Records of Brevard County, Florida.**

Parcel ID: 29-38-29-TZ-0000A.0-0033.00