

Prepared by
Ashley Westbrook
HBI Title Company
3942 W Eau Gallie Blvd
Melbourne, Florida 32934

File Number 08-17368

Job #1006003-1090



Warranty Deed

Made this July 31, 2008 A D By **Holiday Builders Construction of Florida, LLC, a Florida Limited Liability Company**, 2293 W Eau Gallie Blvd , Melbourne, Florida 32935, hereinafter called the grantor, to **Timothy N. Benton, a married person**, whose post office address is 5710 Cinnamon Fern Boulevard, Cocoa, Florida 32927, hereinafter called the grantee

(Whenever used herein the term "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 grantor, for and in consideration of the sum of Ten Dollars, (\$10 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 situate in Brevard County, Florida, viz

Lot 8, Block B, Cypress Woods Phase 5, according to the map or plat thereof, as recorded in Plat Book 54, Pages 17 through 19, of the Public Records of Brevard County, Florida Parcel ID Number **23-35-15-27-0000B.0-0008.00**

Subject to taxes for the current year, covenants, restrictions and easements of record, if any, including that certain Resale Restrictive Covenants Addendum dated 7/16/08 and executed by the Grantor and Grantee The terms, provisions and restrictions of the Resale Restrictive Covenants Addendum are incorporated herein by this reference. The Resale Restrictive Covenants Addendum entitles the Grantor, Holiday Builders Construction of Florida, LLC to a percentage of the proceeds from the sale of this Property that occurs within one year from the date on this Deed Anyone acquiring title to or assisting in the resale of this Property should contact Holiday Builders Construction of Florida, LLC at 2293 W. Eau Gallie Blvd., Melbourne, Florida 32935 to determine the exact amount due Until Holiday Builders Construction of Florida, LLC, releases its rights under the Resale Restrictive Covenants Addendum anyone acquiring title to this Property shall take subject to the rights of Holiday Builders Construction of Florida, LLC and any such amounts due shall be deemed a lien upon the title to the Property until paid in full.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

To Have and to Hold, the same in fee simple forever

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 whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2007

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in our presence



Witness Printed Name **Paula Naber**



Witness Printed Name **April Rigsby**

State of Florida
County of Brevard



Holiday Builders Construction of Florida, LLC

By: **Indira Sarju**

its Asst. V.P.

Address 2293 W Eau Gallie Blvd , Melbourne, Florida 32935

(Seal)

Indira Sarju

The foregoing instrument was acknowledged before me this 31st day of July, 2008, by _____, Asst V P of **Holiday Builders Construction of Florida, LLC, a Florida Limited Liability Company**, who is/are personally known to me



Notary Public
Print Name **Paula Naber**

My Commission Expires _____

