

Rec. Fee \$69 50  
Doc. Stps. \$ .70

8/8

Prepared by and Return to  
Diane S Weiser  
1982 Thornwood Drive SE  
Palm Bay, FL 32909  
Tax ID #30381100254; 30381100294, 30381100295, 30381100296, 30381100297,  
30381100298; and 30381100299

THIS WARRANTY DEED made the 16<sup>th</sup> day of March, 2009 by  
  
Diane S. Weiser, a single adult  
  
hereinafter called the grantor, to  
  
Villa Villacoola, LLC, a Florida Limited Liability Company  
  
whose address is. 1982 Thornwood Drive SE, Palm Bay, FL 32909  
  
hereinafter called the grantee.

WITNESSETH That the grantor, for and in consideration of the sum of \$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, State of Florida, viz

SEE ATTACHED EXHIBITS A, B, C, D, E, F AND G FOR LEGAL DESCRIPTION

The grantor hereby states that the subject property is vacant and unimproved land and does not adjoin the homestead property of the grantor

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, and hereby 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, 2006.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of:

Linda Hagen  
1<sup>st</sup> Witness  
**LINDA HAGEN**

Diane S Weiser  
Diane S Weiser

Printed Signature of 1<sup>st</sup> Witness  
Pamela Swan  
2<sup>nd</sup> Witness  
**PAMELA SWAN**

Grantor's Address  
  
1982 Thornwood Drive SE  
Palm Bay, FL 32909

Printed Signature of 2<sup>nd</sup> Witness

State of Florida County of Indian River

The foregoing instrument was acknowledged before me on this date by Diane S Weiser, who is personally known to me or who has produced Florida drivers license ending in 1038-0 as identification

WITNESS my hand and official seal in the State and County last aforesaid this 16<sup>th</sup> day of March, 2009

Linda Kay Hagen  
Notary's Printed Name

Linda Kay Hagen  
Notary Public  
My commission expires 2/21/13  
SEAL

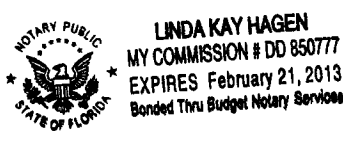


Exhibit A

OR BK 5830 PG 3456

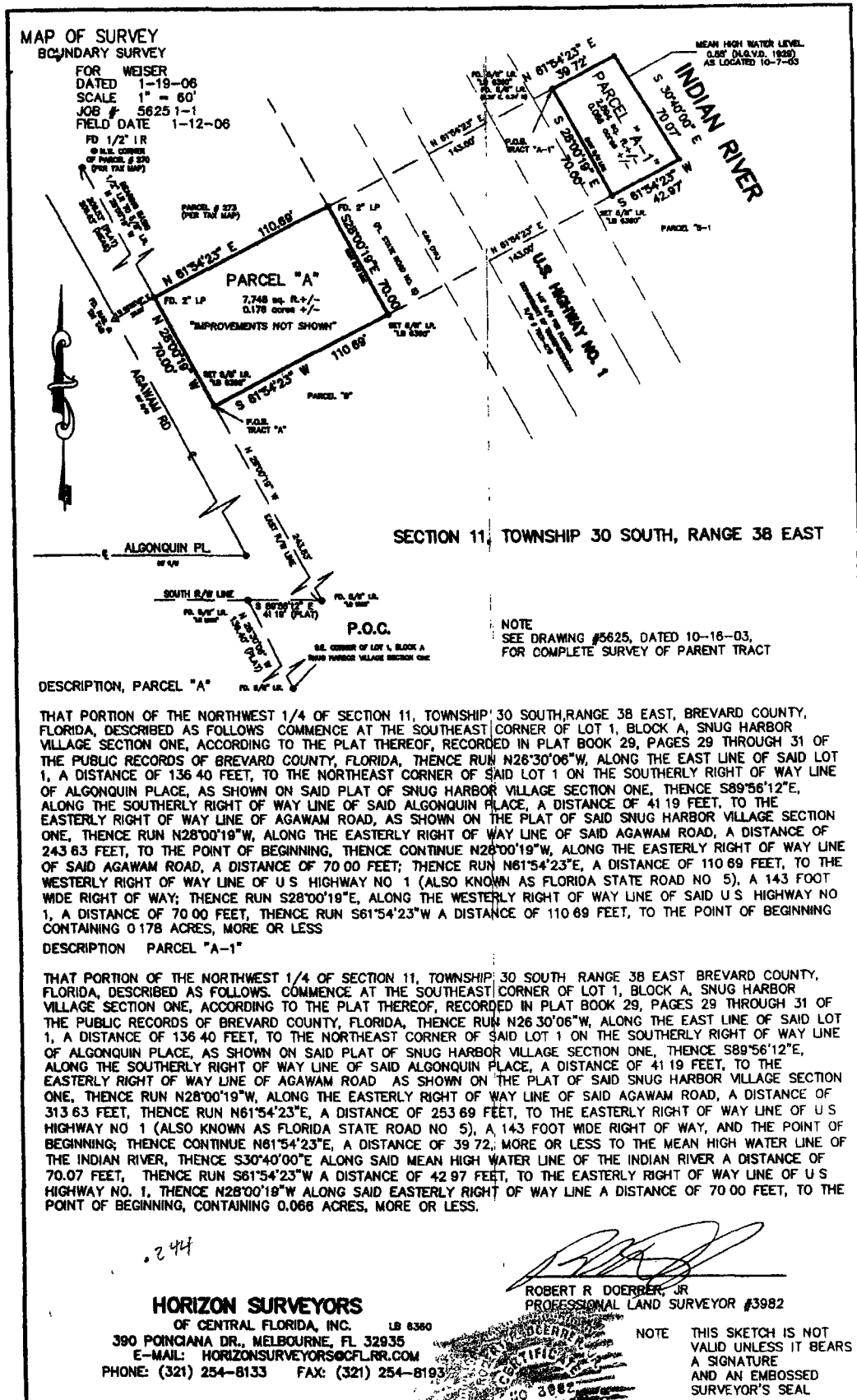


EXHIBIT A

30-381100-294

## Exhibit B

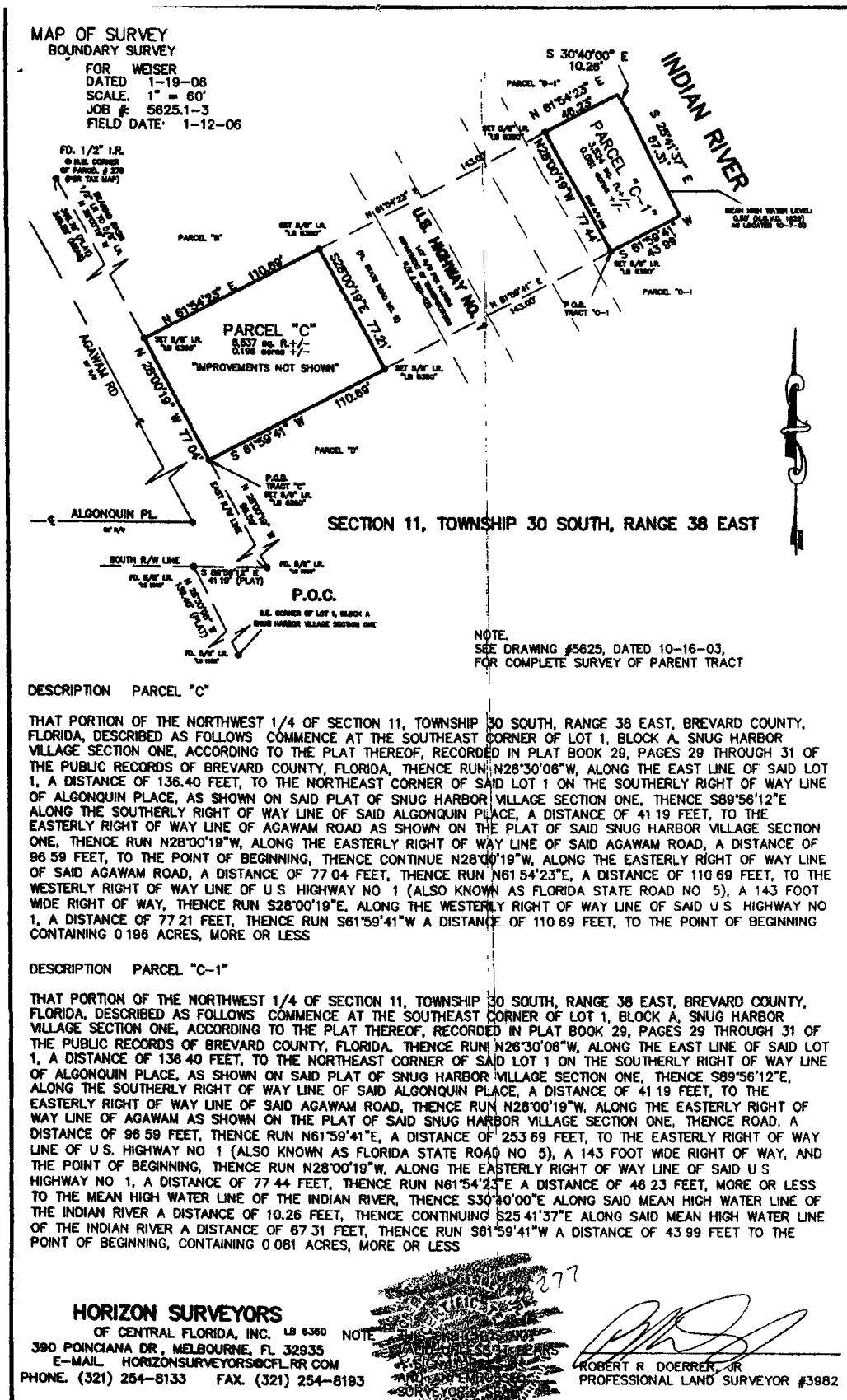


EXHIBIT "A"

30-381100-296

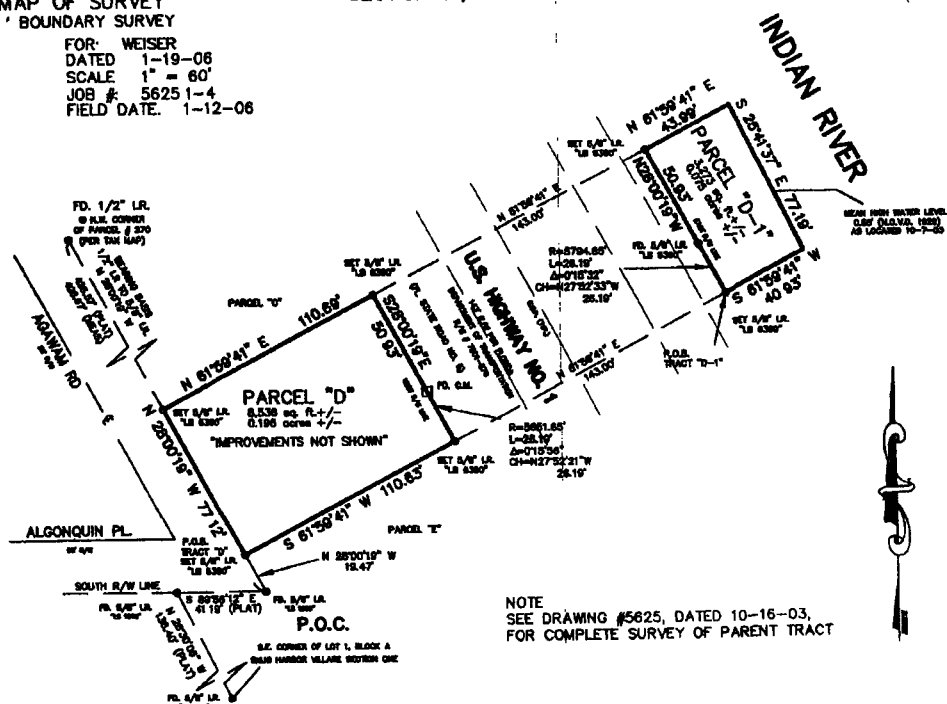
Exhibit C

# MAP OF SURVEY

## BOUNDARY SURVEY

FOR: WEISER  
DATED: 1-19-08  
SCALE: 1" = 60'  
JOB #: 5625 1-4  
FIELD DATE: 1-12-08

SECTION 11, TOWNSHIP 30 SOUTH, RANGE 38 EAST



### DESCRIPTION PARCEL "D"

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK A, SNUG HARBOR VILLAGE SECTION ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGES 29 THROUGH 31 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE RUN N26°30'06"W, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 136.40 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1 ON THE SOUTHERLY RIGHT OF WAY LINE OF ALGONQUIN PLACE, AS SHOWN ON SAID PLAT OF SNUG HARBOR VILLAGE SECTION ONE, THENCE S89°56'12"E, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID ALGONQUIN PLACE, A DISTANCE OF 41.19 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF AGAWAM ROAD AS SHOWN ON THE PLAT OF SAID SNUG HARBOR VILLAGE SECTION ONE, THENCE RUN N28°00'19"W, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID AGAWAM ROAD, A DISTANCE OF 19.47 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUE N28°00'19"W, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID AGAWAM ROAD, A DISTANCE OF 77.12 FEET, THENCE RUN N61°59'41"E, A DISTANCE OF 110.63 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (ALSO KNOWN AS FLORIDA STATE ROAD NO. 5), A 143 FOOT WIDE RIGHT OF WAY, THENCE RUN S28°00'19"E, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 1, A DISTANCE OF 50.93 FEET, TO A POINT OF CURVATURE, THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 26.19 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5651.65 FEET, AND AN INCLUDED ANGLE OF 0°15'56", THENCE RUN S61°59'41"W A DISTANCE OF 110.63 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.196 ACRES, MORE OR LESS.

### DESCRIPTION PARCEL "D-1"

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK A, SNUG HARBOR VILLAGE SECTION ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGES 29 THROUGH 31 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE RUN N26°30'06"W, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 136.40 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1 ON THE SOUTHERLY RIGHT OF WAY LINE OF ALGONQUIN PLACE, AS SHOWN ON SAID PLAT OF SNUG HARBOR VILLAGE SECTION ONE, THENCE S89°56'12"E, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID ALGONQUIN PLACE, A DISTANCE OF 41.19 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF AGAWAM ROAD AS SHOWN ON THE PLAT OF SAID SNUG HARBOR VILLAGE SECTION ONE, THENCE RUN N28°00'19"W, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID AGAWAM ROAD, A DISTANCE OF 19.47 FEET, THENCE RUN N61°59'41"E, A DISTANCE OF 253.63 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (ALSO KNOWN AS FLORIDA STATE ROAD NO. 5), A 143 FOOT WIDE RIGHT OF WAY, AND THE POINT OF BEGINNING, THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 26.19 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5794.65 FEET, WHICH BEARS S62°15'13"W AND AN INCLUDED ANGLE OF 0°15'32", THENCE CONTINUE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 1, N28°00'19"W, A DISTANCE OF 50.93 FEET, THENCE RUN N61°59'41"E A DISTANCE OF 43.99 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF THE INDIAN RIVER, THENCE RUN S25°41'37"E ALONG SAID MEAN HIGH WATER LINE A DISTANCE OF 77.19 FEET, THENCE RUN S61°59'41"W A DISTANCE OF 40.93 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.075 ACRES, MORE OR LESS.

### HORIZON SURVEYORS

OF CENTRAL FLORIDA, INC.

LB 8360

390 POINCIANA DR., MELBOURNE, FL 32935

E-MAIL: HORIZONSURVEYORS@CFLRR.COM

PHONE (321) 254-8133 FAX (321) 254-8183

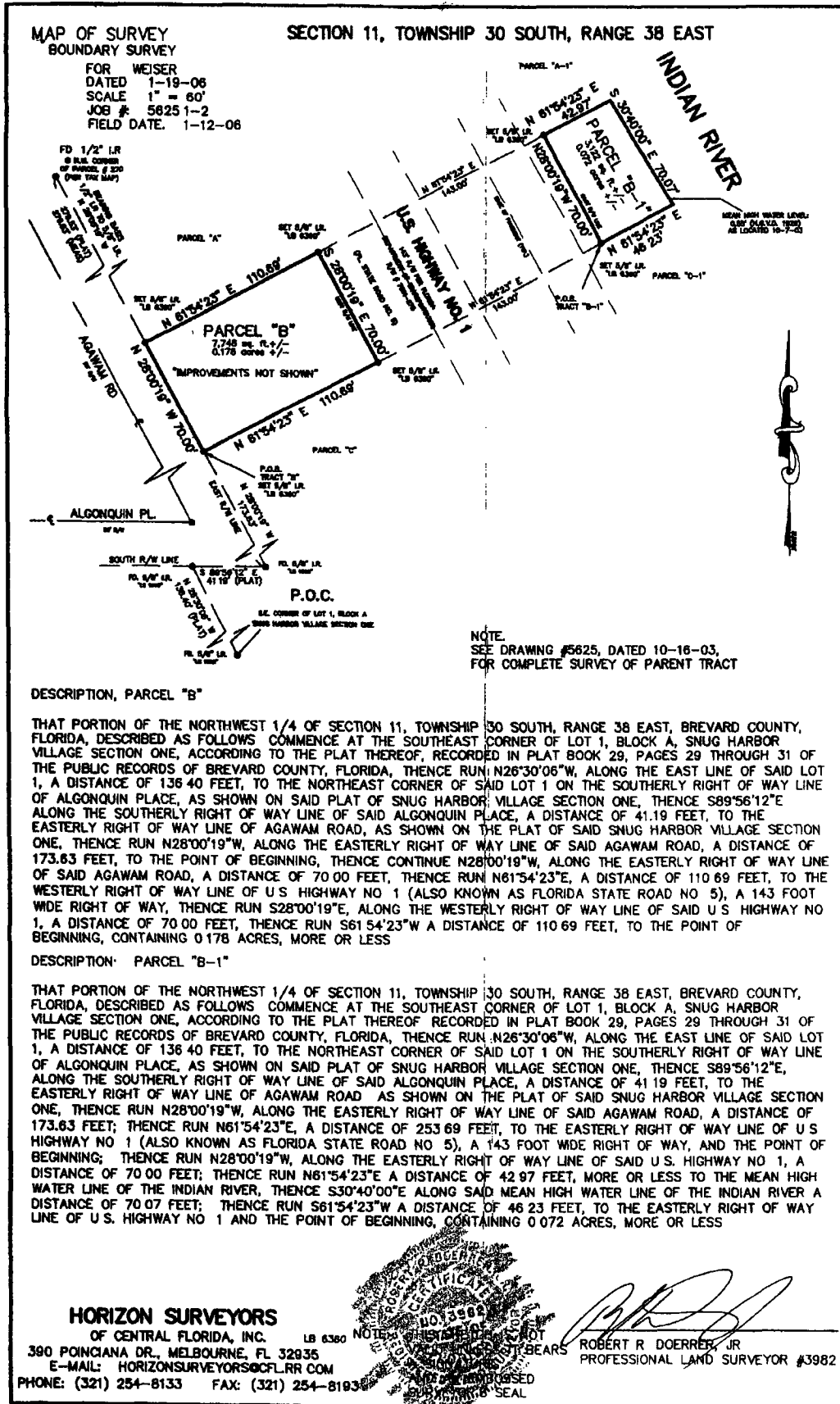
ROBERT R. DOERRER, JR.

PROFESSIONAL LAND SURVEYOR #3982

EXHIBIT "A"

30-381100-297

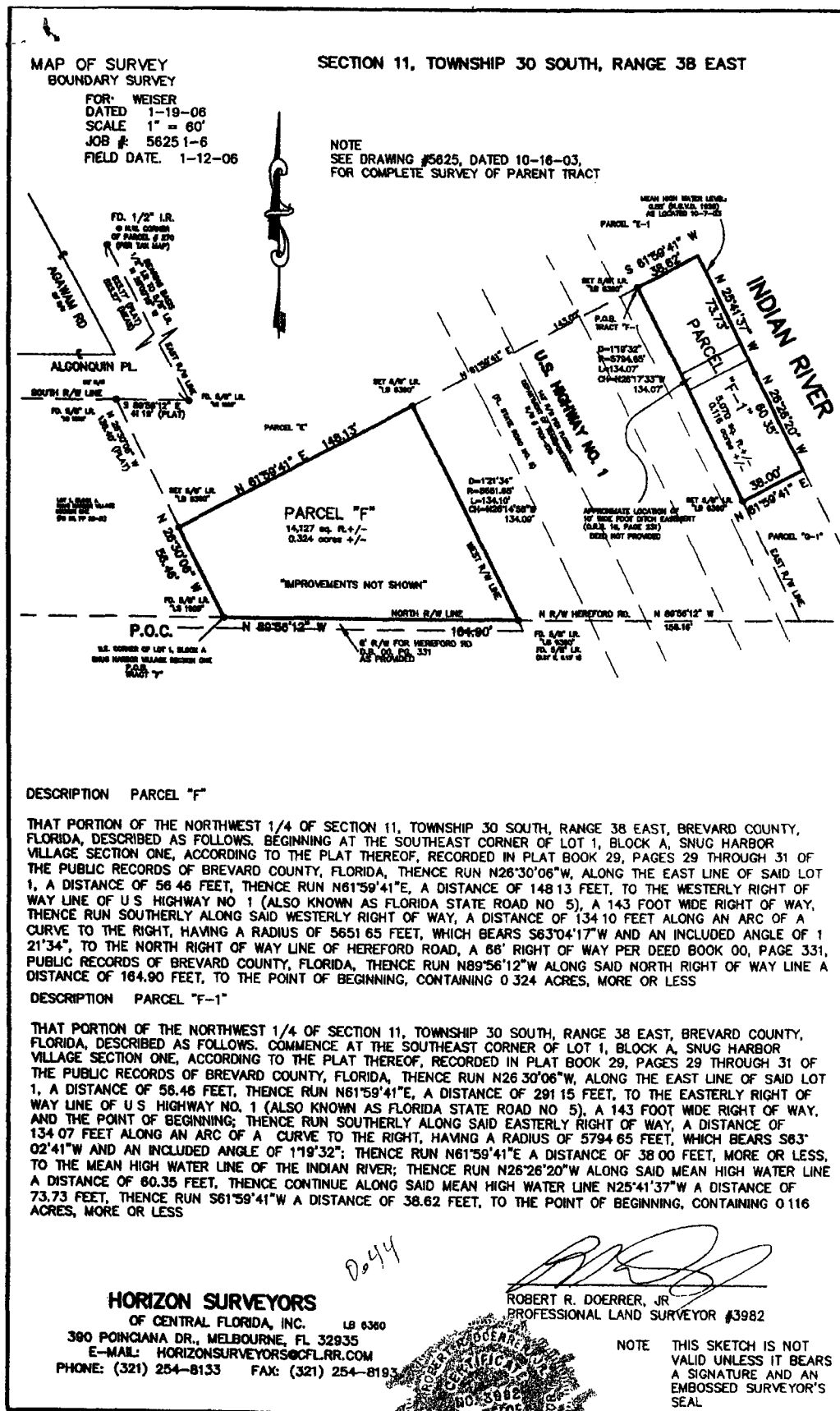
Exhibit D



30-381100-295

## Exhibit E

OR BK 5830 PG 3464



30-381100-299

Exhibit F

OR BK 5830 PG 3466

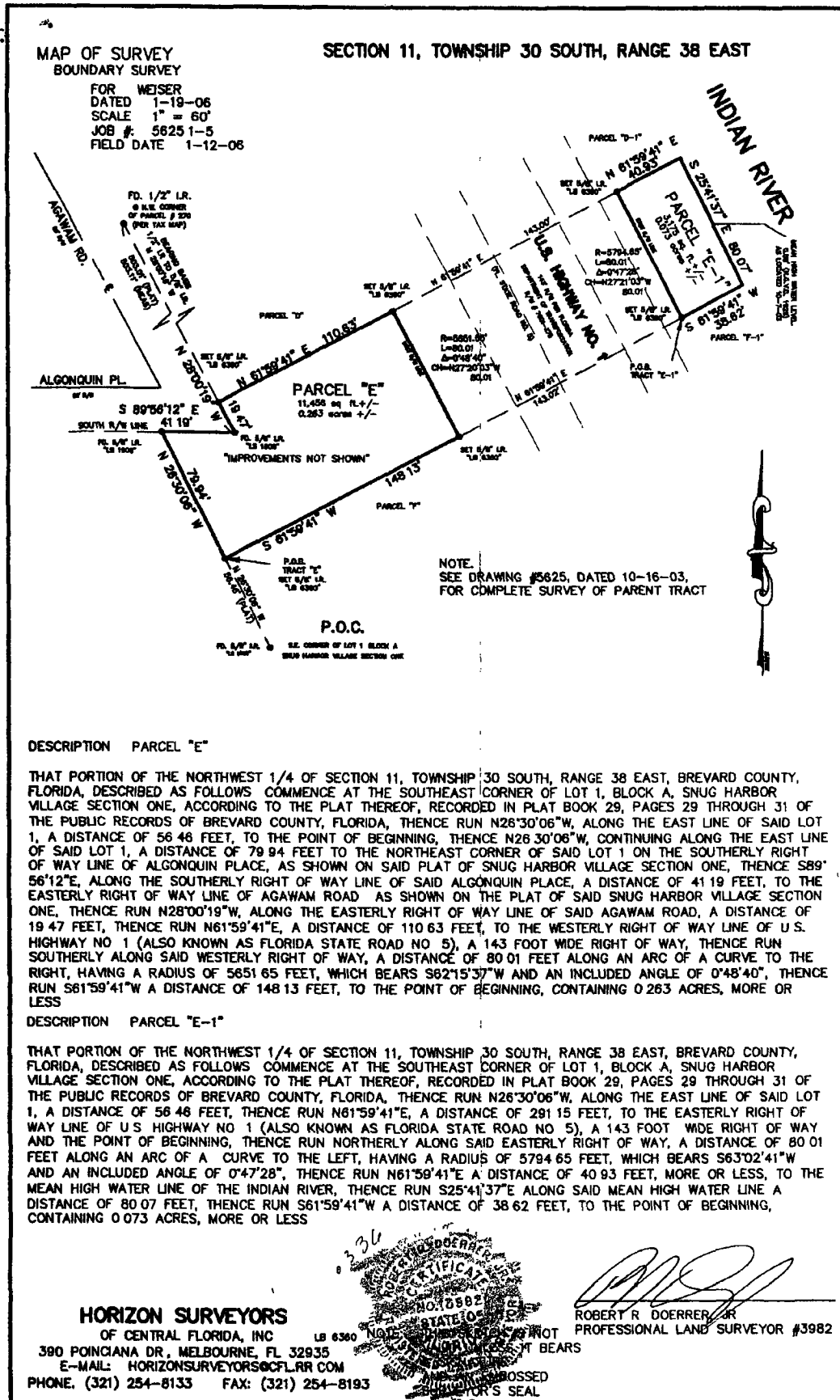
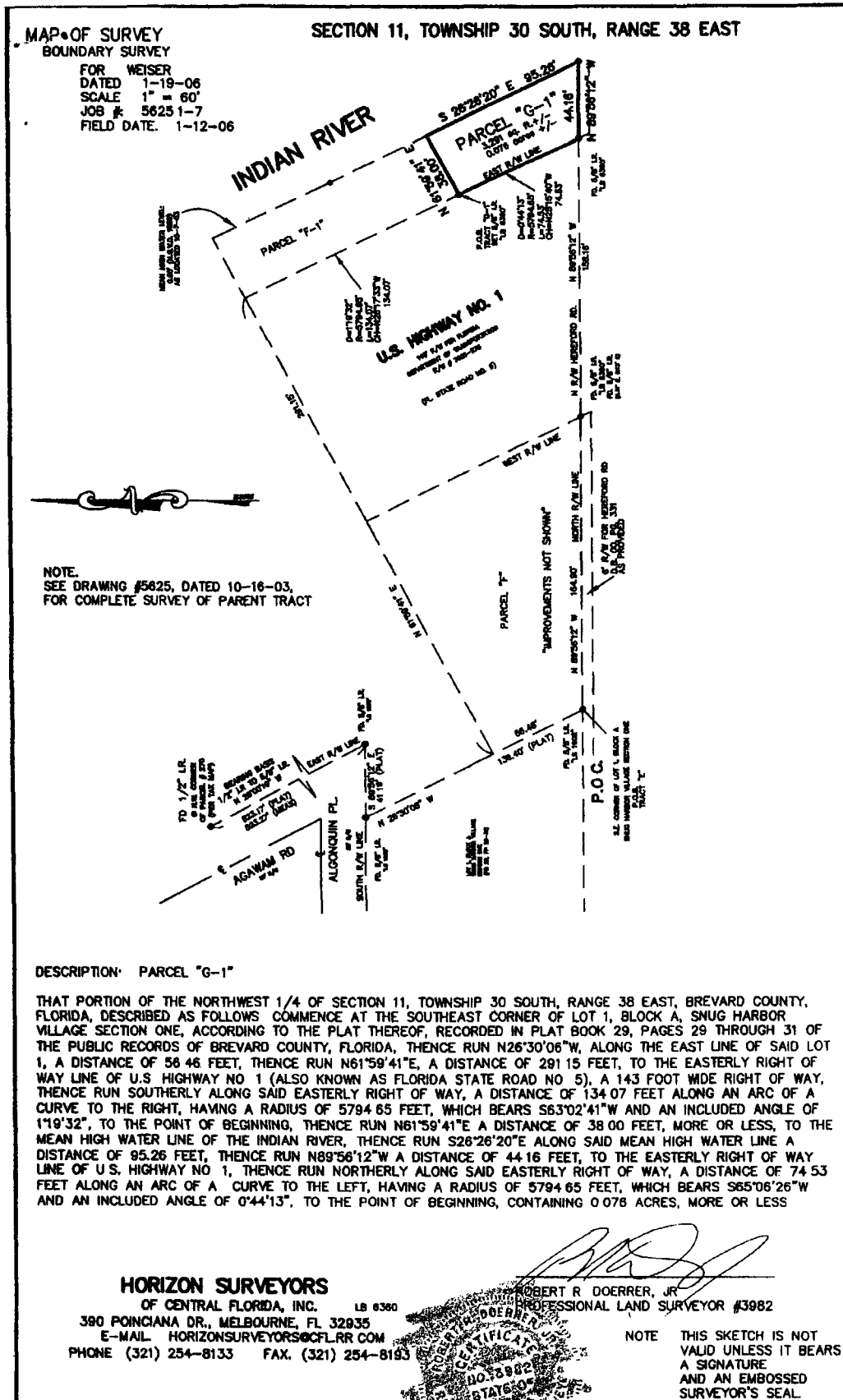


Exhibit G

OR BK 5830 PG 3468



30-381100-254