

Prepared By and Return To:

Consumer Title & Escrow Services, Inc.  
18830 U.S. Hwy 19 North, Suite 313  
Clearwater, FL 33764

File No. 08-1162

Property Appraiser's Parcel I.D. (folio) Number(s)  
2936425

*Sale \$130,000.00*

*Doc STP \$ 910.00*

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made this February 13, 2009 by TCIF REO GCM, LLC existing under the laws of The United States of America, and having its principal place of business at 220 E. Morris Avenue, Suite 300, Salt Lake City, UT 84115, hereinafter called the grantor and John A. Miceli, a married man whose post office address is 2072 Kent Street, N.E., Palm Bay, FL 32907, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in Brevard County, Florida, viz:

Lot 12, Block 2716, PORT MALABAR UNIT FIFTY, according to the map or plat thereof as recorded in Plat Book 23, Page 4, of the Public Records of Brevard County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 claiming by, through or under the said grantor.

**SPECIAL WARRANTY DEED**  
(Continued)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written

Signed, sealed and delivered in our presence:

(Witness Signature)

(Print Name of Witness)

(Witness Signature)

(Print Name of Witness)

TCIF REQ GCM, LLC.

By: Green River Capital, LC as Attorney in Fact

By:

**AVIVA BUSH, VICE PRESIDENT**

Its:

Address:

220 E Morris Avenue, Suite 300

Salt Lake City, UT 84115

State of Utah

County of SALT LAKE

The foregoing instrument was acknowledged before me this 13 day of Feb., 2009 by AVIVA BUSH, VICE PRESIDENT

as \_\_\_\_\_ on behalf of Green River Capital LC., as Attorney in Fact for TCIF REQ GCM, LLC. Who is personally known to me or has produced \_\_\_\_\_ as identification

Notary Public

