


Incident to issuance of Title Insurance  
PREPARED BY:   
RECORD & RETURN TO: B-D-R Title Company, LLC  
6905 N. Wickham Road, Suite 503  
Melbourne, Florida 32940  
File No: 9548M

SPECIAL WARRANTY DEED

This Special Warranty Deed is made and executed this 20th day of November, 2009, by:

Mercedes Homes, LLC, a Florida Limited Liability Company, successor by merger to Mercedes Homes, Inc. a Florida Corporation

whose post office address is: 6905 N. Wickham Road, Suite 503 , Melbourne, FL 32901

GRANTOR, to

Gina Marie Burpoe, a single person

whose post office address is: 1285 Luminary Circle, Unit 102, Melbourne, Florida 32901, GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns of corporations, wherever the context so admits or requires).

*Witnesseth*, that the said Grantor, for and in consideration of the sum of TEN AND NO/10 DOLLARS (\$10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto to the Grantee, all of the following described land, situate, lying and being in the County of Brevard County, Florida, to wit:

Lot 77, Block C, SONESTA WALK PHASE TWO, according to the Plat thereof, recorded in Plat Book 54, Page 28 through 31, inclusive, of the Public Records of Brevard County, Florida

Parcel Identification Number: 2863783

**Subject to** taxes for the current year, covenants, conditions, restrictions, including those in the Restrictive Covenants and Conditions and/or Deed Addendum attached hereto and made a part hereof, reservations, limitations, easements of record, if any, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

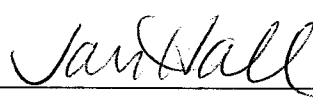
**To Have and To Hold** the same in fee simple forever.

**And** the Grantor will only warrant and defend the right and title to the above described property unto the Grantee against the lawful claims of those persons claiming by, through or under Grantor, but not otherwise.

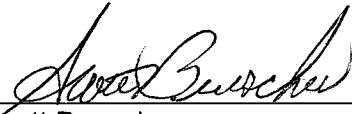
**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

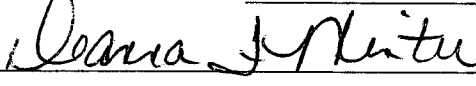
Signed, sealed and delivered in our presence:

Mercedes Homes, LLC, successor by merger to Mercedes Homes, Inc.

  
\_\_\_\_\_  
Jan Hall

Witness Print Name: \_\_\_\_\_

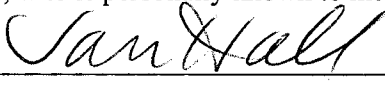
By:   
\_\_\_\_\_  
Scott Buescher  
Its: President

  
\_\_\_\_\_  
Deanna F. Minter

Witness Print Name: \_\_\_\_\_

State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me this 20th day of November , 2009, by Scott Buescher, President, of Mercedes Homes, LLC, successor by merger to Mercedes Homes, Inc., who is personally known to me.



Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

