

This Instrument Prepared and Return to
W J Vaughn
2013 S Melbourne Court
Melbourne, FL 32901

3/3

Property Appraiser's Parcel
Identification No 29-33-10-00-763

THIS WARRANTY DEED Made the ^{February} ~~15th~~ day of ~~January~~, A D 2010 between
5585 A1A, LLC, a Florida limited liability company, herein called the Grantor,
and Theodore R Carey and Charlene D Carey, as Trustees of the Theodore R And Charlene D Carey Trust u/a/d December 10, 1998, **whose post office address is**
6360 N Tropical Trail, Merritt Island, FL 32953 hereinafter called the
Grantee

(wherever used herein the terms "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 \$10 00 and other valuable considerations, receipt whereof is hereby acknowledged, 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 "EXHIBIT A" made a part hereof

This deed is an absolute conveyance for a fair and adequate consideration and the release in full of personal liability of mortgagor and being in full satisfaction of all obligations secured by the mortgage in favor of Theodore R Carey and Charlene D Carey, Trustees of the Theodore R And Charlene D Carey Trust u/a/d December 10, 1998, and recorded in Official Records Book 5718, Page 4804 of the Public Records of Brevard County, Florida Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this deed between Grantor and Grantee with respect to the property conveyed by this deed

This statement is made for the protection and benefit of the Grantee, the Grantee's successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property, and for the benefit of all title insurance companies that insure title to the property

Grantor is solvent and is not now under any legal disability that would impede or void any of Grantors contractual obligations, nor is Grantor a debtor in any proceeding under the bankruptcy laws of the United States This conveyance by Grantor is not given as a preference against any other creditors

This conveyance is an absolute conveyance and is not intended as a mortgage, trust conveyance or security of any kind There is no agreement, either written or oral, between Grantor and the Grantee, whereby it may be understood or agreed that said premises are to be within any specified time or on or before any specified date, or at any time reconveyed by the Grantee to the Grantor

And the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, and the Grantor hereby covenants with said Grantee 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 whosoever, and that said land is free of all encumbrances, excepting the mortgage described above and taxes accruing subsequent to December 31, 2009

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed and sealed this fifth day of ~~January~~ ^{February}, 2010

Signed, Sealed and Delivered in Presence of

Iris P. Raitt

(First Witness)

Printed or typed name IRIS PATRICIA RAITT

SECRETARY, 40 HIGH STREET, KINROSS, SCOTLAND

(Second Witness)

Printed or typed name L Rigney

LOREANE RIGNEY, SECRETARY, 40 HIGH STREET, KINROSS, SCOTLAND

STATE OF

COUNTY OF

5585 A1A, LLC

By

Brian M. Sculthorp
Brian M. Sculthorp, MGRM

ADDRESS ~~3737 MUIRS KINROSS~~
~~KY 13845, UK~~ 37 MUIRS
KINROSS KY13 8AS UK

BMB

I HEREBY CERTIFY that on this fifth day of ~~January~~ ^{February}, 2010, before me personally appeared Brian M. Sculthorp, as MGRM of 5585 A1A, LLC, to me known to be the person described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed in said capacity, for the uses and purposes therein mentioned, and the said instrument is the act and deed of said company

WITNESS my signature and official seal at KINROSS ~~in the~~
~~County of~~ ~~and State of~~ SCOTLAND, the day and year last aforesaid

LFM

Lane Hubble Notary Public

Notary Public, State of

My Commission Expires N/A

ANDERSONS LLP
Solicitors
40 HIGH STREET
KINROSS
KY13 8AN
LP-2

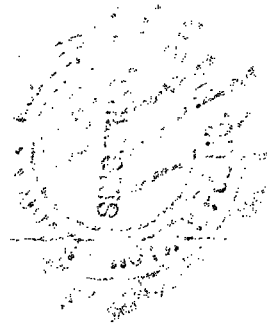


EXHIBIT A

A parcel of land lying partially in Government Lot 5, Section 10 and partially in Government Lot 1, Section 11, Township 29 South, Range 38 East, Brevard County, Florida, and being more particularly described as follows Commence at an intersection of the North line of Government Lot 5 of said Section 10, with the centerline of State Road A1A, as shown on the survey recorded in Survey Book 1, Page 80, of the Public Records of Brevard County, Florida, and run South 88 degrees 35 minutes 00 seconds East, along the North line of said Government Lot 5, a distance of 35 35 feet to the Easterly right of way line of said State Road A1A, thence run South 19 degrees 36 minutes 00 seconds East, along said Easterly right of way line, a distance of 220 62 feet to a 3/4 inch pipe marker for a POINT OF BEGINNING and being the Northwest corner of the lands herein described, thence for a first course run North 50 degrees 31 minutes 40 seconds East, along the Southerly edge of an 8 inch concrete block wall, a distance of 117 37 feet to a point on a walk, thence for a second course, run North 67 degrees 40 minutes 00 seconds East, continuing along the Southerly edge of said wall, 69 28 feet to a nail set in the center of an 8 inch concrete block wall (running Southeasterly), thence continue North 67 degrees 40 minutes 00 seconds East 14 feet more or less, to an into the Atlantic Ocean, thence return to the POINT OF BEGINNING and for a third course run South 19 degrees 36 minutes 00 seconds East, along the Easterly right of way line of the aforementioned State Road A1A, a distance of 101 04 feet to an iron pin set at the Southwest corner of said lands, thence for a fourth course run North 70 degrees 20 minutes 40 seconds East a distance of 106 60 feet to a point at the Westerly end of an 8 inch concrete block wall, thence for a fifth course run North 71 degrees 25 minutes 40 seconds East, along the center of said concrete block wall (running Southeasterly), thence continue North 71 degrees 25 minutes 40 seconds East a distance of 14 feet, more or less, to and into the Atlantic Ocean, thence for a sixth and last course run Northwesterly along said Atlantic Ocean 129 feet, more or less, to an intersection with second course of this description