

**Prepared By and Return To:**

Amanda Olesen  
LandCastle Title, LLC  
5110 Eisenhower Boulevard, Suite 102  
Tampa, FL 33634

**File No.** TPR-110801008S

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

26-36-02-25-00001.0-0001.

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**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made this August 22, 2011 by RBC BANK (USA), SUCCESSOR IN INTEREST BY MERGER WITH INDIAN RIVER NATIONAL BANK hereinafter called the grantor and Christine Allison , a single person whose post office address is 24 Pioneer Trail, Leo, IN 46765, 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 \$ 123,000.00 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:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 1326 Ballinton Drive, Melbourne, FL 32940

SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF FOR INCUMBENCY  
STATEMENT

Subject to encumbrances, easements and restrictions of record, and taxes for the year 2011 and thereafter.

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, but against none other.

## 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:

Gina Jenkins  
(Witness Signature)

Gina Jenkins  
(Print Name of Witness)

Wendy Rose  
(Witness Signature)

Wendy Rose  
(Print Name of Witness)

RBC BANK (USA), SUCCESSOR IN INTEREST  
BY MERGER WITH INDIAN RIVER NATIONAL  
BANK

Ricky Stallings  
Print Name: RICKY STALLINGS  
Its: VICE PRESIDENT

Address:

1476 Hunter Hill Road

Rocky Mount, NC 27804

State of N. CAROLINA  
County of NASH

The foregoing instrument was acknowledged before me this 19th day of AUGUST, 2011,  
by RICKY STALLINGS, as VICE PRESIDENT of RBC  
BANK (USA), SUCCESSOR IN INTEREST BY MERGER WITH INDIAN RIVER NATIONAL BANK,  
who ☒ is personally known to me or who ☐ has produced \_\_\_\_\_ as  
identification.

Denise S. Pridden  
Notary Public  
Printed Name: Denise S. Pridden  
My Commission Expires: 10-11-2013

(Notary Seal)

DENISE S. PRIDGEN  
NOTARY PUBLIC  
NASH COUNTY, NC

**SPECIAL WARRANTY DEED**  
(Continued)

**Exhibit "A"**

Lot 1, Block I, CAPRON RIDGE PHASE TWO, according to the map or plat thereof, as recorded in Plat Book 52, Page(s) 31 through 33, inclusive, of the Public Records of Brevard County, Florida.



RBC Bank™

301 Fayetteville Street, Suite 1200  
Raleigh, NC 27601

CERTIFICATE OF SECRETARY

The undersigned Assistant Secretary of RBC Bank (USA), successor by name change to RBC Centura Bank, hereby certifies that the attached is a true and accurate copy of the Resolution pertaining to Bank Officers adopted by the Executive Committee of the Board of Directors of RBC Centura Bank as of June 21, 2007. The undersigned further certifies that **Ricky Stallings** is a duly elected Bank Officer of RBC Bank (USA).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the corporation on this 3rd day of August 2009.

[CORPORATE SEAL]

  
Assistant Secretary

**RBC CENTURA BANK ("Bank")**  
**RESOLUTIONS OF THE BOARD OF DIRECTORS**

as of  
June 21, 2007

**Bank Officers/Vice Presidents**

In order to carry out the business of the Bank, it is necessary from time to time to designate certain persons as Bank Officers, as defined in the bylaws of the Bank and more specifically detailed below. In order to carry out the duties of a Bank Officer in some jurisdictions, it is necessary to have the title of Vice President rather than Bank Officer. Management of the Bank desires approval of the use of the title Vice President for those Bank Officers named herein. Management also desires that names be added or deleted from the list of Bank Officers, as needed, without prior Board approval.

**UPON MOTION DULY PROPOSED AND SECONDED, IT IS RESOLVED:**

1. **THAT** the Directors ratify, confirm and approve all lawful actions taken by the Bank Officers of the Bank prior to the date hereof which have not previously been authorized and approved.
2. **THAT** the Directors hereby appoint the persons listed on the attached Exhibit A as Bank Officer to also have the title of Vice President, as needed, each of whom will hold office until his or her earlier death, resignation or removal.
3. **THAT** the Directors further delegate the authority to the individuals listed on the attached Exhibit A as described and defined in Article IV, Section 4.9 of the Bank's Bylaws which is set out herein as: "Bank Officers will be designated and appointed by the board of directors, or such other person or persons to whom such duty has been delegated by said board of directors. Each Bank Officer will perform the duties of such Bank Officer established by the board of directors, or such other person or persons to whom such duty has been delegated by said board of directors, and when so acting will have all the powers of and be subject to all the restrictions upon that Bank Officer as will be necessary to effectuate the duties and responsibilities of that office. Any Bank Officer may sign any deeds, mortgages, contracts, or other instruments which the board of directors has authorized to be executed or which may be necessary or appropriate for the proper conduct of the business of the corporation, except in cases where the signing and execution of such documents or instruments will be expressly delegated by the board of directors or these bylaws to some other officer or agent of the corporation or will be required by the Act to be otherwise signed or executed. A Bank Officer will perform such other duties as from time to time may be assigned to him by the chairman of the board, the president, or the board of directors."

4. **THAT** in addition to the powers bestowed by the Bank's Bylaws as set out above, the Directors wish to more clearly define and describe the authority delegated to a Bank Officer and hereby authorize any Bank Officer to execute loan documentation necessary and appropriate to close and administer loans on behalf of the Bank, including but not limited to, modification agreements, release deeds, subordination agreements, construction loan agreements, and substitutions of trustees. In addition, a Bank Officer will have the power and authority to execute documents necessary to satisfy the instruments described above, including but not limited to, lien releases, satisfactions and other documents relating to satisfactions of indebtedness in the name of and on behalf of the Bank as necessary to transact the business of the Bank in the normal course. The Directors further declare that the signatory authority described herein has not been designated or delegated exclusively to any other officers or agents of the Bank and is specifically herein designated and delegated to a Bank Officer. Over time additional Bank employees will be designated with the title of Bank Officer and others currently titled as such, will no longer have the title. The Bank will update and maintain a list of current Bank Officers in a format similar to the list attached hereto as Exhibit A and the update of the list will not require Board approval. It is the intent of these resolutions that all Bank Officers as detailed in the list maintained by the Bank will have the delegated authority as described and defined in these resolutions.
5. **THAT** in certain jurisdictions, where necessary, the Bank Officers will have the title of Vice President and will have the authorities associated with those of a Bank Officer.

Exhibit A

RICKY STALLINGS