

Prepared by:

Michael A. Schneider, Esq.
8255 N. Wickham Road
Suite 100
Melbourne, Florida 32940

When recorded return to:

Michael A. Schneider, Esq.
8255 N. Wickham Road
Suite 100
Melbourne, Florida 32940

(Space above this line reserved for recording office use only)

WARRANTY DEED

This Warranty Deed is made this September 26, 2011 by ADVENT INVESTMENT PROPERTIES, LLC, a Delaware limited liability company, whose post office address is 33302 Valle Road #125, San Juan Capistrano, CA 92675, hereinafter called the Grantor, to NICOLE JACOBSEN, whose post office address is 2 Edelweiss, Rancho Santa Margarita, CA 92688, hereinafter called the Grantee,

The terms "Grantor," and "Grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

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, Florida, viz:

Lot 8, Block A, WINGATE ESTATES – PHASE TWO, according to the plat thereof, as recorded in Plat Book 48, Pages 64 through 66, of the Public Records of Brevard County, Florida.

The Property Appraiser's Parcel Identification Number is 25-36-27-04-0000A.0-0008.00.

SUBJECT TO Taxes and Assessments for the current year and all subsequent years. Subject to Restrictions, Easements, and Covenants of Record, but this reference shall not operate to re-impose the same. Subject to all applicable zoning rules and regulations.

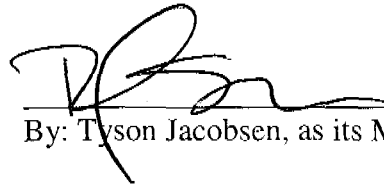
TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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; that the grantor hereby fully 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, 2010.

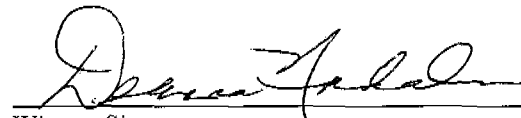
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

ADVENT INVESTMENT PROPERTIES,
LLC, a Delaware limited liability company


By: Tyson Jacobsen, as its Manager

Signed, sealed, and delivered in the presence of:


Witness Signature
Brett Bruschke
Witness Printed Name


Witness Signature
DENANA NADAR
Witness Printed Name

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of September, 2011, by Tyson Jacobsen, Manager, Advent Investment Properties, LLC, a Delaware limited liability company, on behalf of said company. Tyson Jacobsen is personally known to me or has produced _____ as identification.

My Commission Expires:

Notary Public - State of _____
Print Name: _____

SEE ATTACHED ACKNOWLEDGMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of ORANGEOn SEPTEMBER 26, 2011 before me, DEANNA S. NADALIN

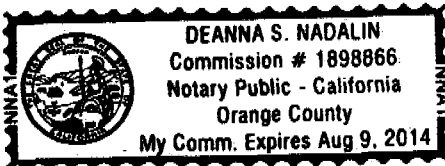
Date

Here Insert Name and Title of the Officer

personally appeared TYSON JACOBSEN

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Deanna S. Nadalin

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: WARRANTY DEEDDocument Date: 9/26/11Number of Pages: 2Signer(s) Other Than Named Above: NONE OTHER THAN WITNESSES**Capacity(ies) Claimed by Signer(s)**Signer's Name: TYSON JACOBSEN

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Corporate Officer — Title(s): _____☐ Individual☐ Individual☐ Partner — ☐ Limited ☐ General☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Attorney in Fact☐ Trustee☐ Trustee☐ Guardian or Conservator☐ Guardian or Conservator☒ Other: MANAGER☐ Other: _____Signer Is Representing: ADVENT

Signer Is Representing: _____

INVESTMENT PROPERTIES, LLCRIGHT THUMBPRINT
OF SIGNER
Top of thumb hereRIGHT THUMBPRINT
OF SIGNER
Top of thumb here