

27<sup>00</sup>  
395<sup>50</sup>

INSTRUMENT PREPARED BY  
AND TO BE RETURNED TO:  
R. MASON BLAKE, Esquire  
DEAN, MEAD, et al.,  
8240 Devereux Drive, Suite 100  
Viera, Florida 32940  
(321) 259-8900

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made as of the 27<sup>th</sup> day of October, 2011,  
by STANLEY HOMES, INC., a Florida corporation, having its principal place of business at  
4865 N. Wickham Road, #104, Melbourne, Florida 32940 (hereinafter referred to as the  
"Grantor"), to ALAN D. FOPPIANO and MIRIAM MELENDEZ, husband and wife, whose post  
office address is P.O. Box 876, Holbrook, New York 11741 (hereinafter referred to as the  
"Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include  
all the parties to this instrument, the heirs, legal representatives and  
assigns of individuals, and the successors and assigns of trustees,  
partnerships and corporations.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and  
other valuable considerations, the receipt and sufficiency of which are hereby acknowledged,  
hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee,  
all of the Grantor's right, title and interest in and to that certain real property situate, lying and  
being in Brevard County, Florida (hereinafter referred to as the "Property"), as more particularly  
described as follows:

Lot 5, Block C, LEVANTO SUBDIVISION, according to the Plat thereof, as  
recorded in Plat Book 56, Pages 59 through 61, Public Records of Brevard  
County, Florida.

TOGETHER with all of 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 hereby covenants with the Grantee that the Grantor is lawfully  
seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell  
and convey the Property, and hereby warrants the title to the Property and will defend the same  
against the lawful claims of all persons whomsoever. This conveyance is made subject to those  
matters described in Exhibit "A", attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered in its name, by its corporate officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Marlaire B. Mattox  
Print Name: Marlaire B. Mattox

Laura H. Seguna  
Print Name: Laura H. Seguna

STANLEY HOMES, INC.,  
a Florida corporation

By: [Signature]  
Jason C. Stanley, President

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of October, 2011, by Jason C. Stanley, as President of STANLEY HOMES, INC., a Florida corporation, on behalf of the corporation. Said person is personally known to me.

LAURA H. SEGUNA  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # EE010708  
EXPIRES 10/3/2014  
BONDED THRU 1-888-NOTARY1

Laura H. Seguna  
Print Name: Laura H. Seguna  
Notary Public, State of Florida  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Exhibit "A"

1. Declaration of Covenants, Conditions, Easements, Reservations and Restrictions for Central Viera Community recorded July 25, 1994, in Official Records Book 3409, Page 0624, of the Public Records of Brevard County, Florida, as the same may be amended, supplemented or modified from time to time, together with Amended and Restated Annexation Agreement recorded April 20, 2008, in Official Records Book 5634, page 1839, of the Public Records of Brevard County, Florida.
2. Declaration of Covenants, Conditions, Easements, Reservations and Restrictions for Tavistock Residential District recorded in Official Records Book 5553, Page 6472, Public Records of Brevard County, Florida, as same may be amended, modified or supplemented from time to time, together with Annexation Agreement Number One recorded April 20, 2006 in Official Records Book 5634, page 1846, of the Public Records of Brevard County, Florida.
3. Amended and Restated Viera Development Order, as approved by that certain Resolution 09-272 and as evidenced by that certain Notice of Amendment to Development Order for a Development of Regional Impact known as The Viera Development of Regional Impact recorded February 1, 2010, in Official Records Book 6105, Page 1085, Public Records of Brevard County, Florida, as the same may be amended, supplemented or modified from time to time.
4. Agreement between The Viera Company and The Florida Department of Community Affairs recorded in Official Records Book 3104, Page 1881, Public Records of Brevard County, Florida.
5. Agreement Covering Water Service dated August 26, 1988, between The Viera Company and the City of Cocoa, Florida, as amended by that certain Amendment #1 To Agreement To Provide Water Service dated June 13, 1989, and as further amended by that certain Second Amendment to Agreement dated May 27, 1994, as recorded in Official Records Book 3404, Page 0953, Public Records of Brevard County, Florida and re-recorded in Official Records Book 3407, Page 3452, Public Records of Brevard County, Florida.
6. All things and matters described or depicted on or in the Plat(s) of LEVANTO SUBDIVISION, as recorded in Plat Book 56, Pages 59 through 61, Public Records of Brevard County, Florida.
7. Third Amended and Restated Declaration of Restrictive Covenants recorded September 9, 2008, in Official Records Book 5885, Page 8902, Public Records of Brevard County, Florida.
8. Viera DRI Transportation Proportion Share and Joint Participation Agreement recorded in Official Records Book 6275, Page 2387, Public Records of Brevard County, Florida.
9. Zoning, restrictions, reservations, prohibitions and other requirements imposed by governmental authorities.
10. Taxes and assessments for the year of closing and subsequent years.