

This Instrument Prepared By  
And To Be Returned To:  
Jay A. Decator III, Esquire  
The Viera Company  
7380 Murrell Road, Suite 201  
Viera, Florida 32940  
(321) 242-1200

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of the 7 day of March, 2013, by THE VIERA COMPANY, a Florida corporation, whose post office address is 7380 Murrell Road, Suite 201, Viera, Florida 32940 (hereinafter referred to as the "Grantor"), to VIERA BUILDERS, INC., a Florida corporation, whose post office address is 7380 Murrell Road, Suite 201, Viera, Florida 32940 (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 consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee that certain real property situate, lying and being in Brevard County, Florida (hereinafter referred to as the "Property"), more particularly described as follows:

Lot 5, Block E, CHELFORD SUBDIVISION, according to the plat thereof as recorded in Plat Book 56, Pages 20-23, inclusive, 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 that the Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by,

through or under the Grantor, but against no others. 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, and its corporate seal to be hereunto affixed, by its corporate officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Charlene R. Spangler  
Print Name: Charlene R. Spangler

Valerie Smith  
Print Name: Valerie Smith

THE VIERA COMPANY, a Florida  
corporation

By: [Signature]  
Name: Stephen L. Johnson  
Title: President

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 7 day of March, 2013, by Stephen L. Johnson as President of THE VIERA COMPANY, a Florida corporation, on behalf of said corporation. Said person (check one) ☒ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: \_\_\_\_\_.



VALERIE A. SMITH  
Notary Public, State of Florida  
My Comm. Expires March 21, 2013  
Commission No. DD 860222

Valerie A. Smith  
Print Name: \_\_\_\_\_  
Notary Public  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**Exhibit "A"**  
Permitted Exceptions

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.
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.
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 was recorded February 1, 2010, in Official Records Book 6105, Page 1085, as further amended by that certain Resolution 10-105 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 December 28, 2011, in Official Records Book 6511, Page 1022, all in the Public Records of Brevard County, Florida as the same may be amended, modified or supplemented from time to time.
4. Agreement between A. Duda & Sons, Inc. and The Florida Department of Community Affairs recorded July 7, 1989 in Official Records Book 3005, Page 3575, Public Records of Brevard County, Florida, as the same may be amended, supplemented or modified from time to time.
5. 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, as the same may be amended, supplemented or modified from time to time.
6. 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.
7. All things and matters described or depicted on or in the Plat(s) of **CHELFORD SUBDIVISION**, as recorded in Plat Book 56, Pages 20 through 23, Public Records of Brevard County, Florida.
8. Third Amended and Restated Declaration of Restrictive Covenants recorded September 5, 2008, in Official Records Book 5885, Page 8902, 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.