

2700
119070
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 30th day of April, 2013, by VIERA BUILDERS, INC., a Florida corporation, whose post office address is 1200 Duda Trail, Oviedo, Florida 32765 (hereinafter referred to as the "Grantor"), to ROBERT W. PRICE and FRANCIS S. TESSMER, as joint tenants with full rights of survivorship, whose post office address is 7130 Ralston Street, 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 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 12, Block J, HERITAGE ISLE P.U.D. - PHASE 4, according to the Plat thereof, as recorded in Plat Book 54, Pages 36 through 39, 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 Grantor hereby covenants with Grantee that 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.

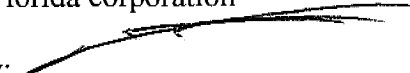
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered in its name, by its corporate officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:


Print Name: Joyce Johnson


Print Name: Laura H. Seguna

VIERA BUILDERS, INC.,
a Florida corporation

By: 
William M. Moore
Chief Operating Officer

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 26th day of April, 2013, by William M. Moore, as Chief Operating Officer of VIERA BUILDERS, 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 #EE010706
EXPIRES 10/3/2014
BONDED THRU 1-889-NOTARY1



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 August 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. Restrictions, covenants, conditions and easements contained in that certain Heritage Isle Club Covenants recorded in Official Records Book 5318, Page 534 and supplemented in Official Records Book 5667, Page 4119, of the Public Records of Brevard County, Florida, as the same may be amended, supplemented or modified from time to time.
3. Restrictions, covenants, conditions and easements contained in that certain Declaration of Covenants and Restrictions for Heritage Isle District recorded in Official Records Book 5320, Page 481 and supplemented in Official Records Book 5667, Page 4119, of the Public Records of Brevard County, Florida, as the same may be amended, supplemented or modified from time to time.
4. Restrictions, covenants, conditions and easements contained in that certain Declaration of Covenants and Restrictions for Heritage Isle Residential Village recorded in Official Records Book 5324, Page 5417 and supplemented in Official Records Book 5667, Page 4119, of the Public Records of Brevard County, Florida, as the same may be amended, supplemented or modified from time to time.
5. Amended and Restated Viera Development Order, as approved by that certain Resolution 10-105 adopted by the Brevard County Board of County Commissioners on May 27, 2010 and recorded in Official Records Book 6511 page 1022, together with Viera Development of Regional Impact Notice of Statutory Extension of Dates and Associated Mitigation recorded in Official Records Book 6512 page 1569, Public Records of Brevard County, Florida.
6. Notice of Agreement between A. Duda & Sons, Inc. and The Florida Department of Community Affairs recorded August 7, 1989 in Official Records Book 3005, Page 3575, as the same may be amended, supplemented or modified from time to time
7. 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.
8. Agreement Covering Water Service between The Viera Company and the City of Cocoa, Florida, dated August 26, 1988, 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.
9. All things and matters determined and described or depicted on the Plat of HERITAGE ISLE P.U.D. - PHASE 4, recorded in Plat Book 54, Page 36 through 39, inclusive, of the Public Records of Brevard County, Florida..
10. Electric Utility Easement recorded in Official Records Book 3044, Page 53, of the Public Records of Brevard County, Florida.
11. Southern Bell Easement recorded in Official Records Book 3064, Page 4694 and partially terminated in Official Records Book 5482, Page 1044, of the Public Records of Brevard County, Florida.
12. Notice of Establishment of the Heritage Isle at Viera Community Development District recorded in Official Records Book 5274, Page 3663, as corrected in Official Records Book 5642, Page 580 and amended in Official Records Book 5321, Page 124, of the Public Records of Brevard County, Florida.
13. Reservations as contained in that certain Warranty Deed recorded in Official Records Book 5578, Page 434, of the Public Records of Brevard County, Florida.
14. Notice of Collection Agreement for Special Assessments recorded in Official Records Book 5580, Page 4073, of the Public Records of Brevard County, Florida.
15. Scrivener's Error Affidavits filed in Official Records Book 5713, Page 8736 and Official Records Book 6072, Page 1906, of the Public Records of Brevard County, Florida.
16. Disclosure of Public Financing and Maintenance of Improvements to Real Property undertaken by the Heritage Isle at Viera Community Development District recorded in Official Records Book 6585, Page 2663, of the Public Records of Brevard County, Florida.
17. Zoning, restrictions, reservations, prohibitions and other requirements imposed by governmental authorities.
18. Taxes and assessments for the year of closing and subsequent years.