

Return to: **Michelle Denault**
Name: **Alliance Title Insurance Agency Inc**
Address: **730 E Strawbridge Ave, Suite 100**
Melbourne, FL 32901

This Instrument Prepared by:
Michelle Denault
Alliance Title Insurance Agency Inc
10 S. Harbor City Boulevard
Melbourne, Florida 32901

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
22-35-15-51-0000V.0-0063.00
Grantee(s) I.D.#(s):
File No:**113060096**

SPECIAL WARRANTY DEED

This Warranty Deed Made the 31st day of July, 2013, by SRK Villas at LaCita, LLC, a Florida limited liability company, whose post office address is: 4053 Maple Road, Amherst, NY 14226-1072, hereinafter called the grantor,

to Commercial Energy Solutions LTD, A England and Wales Incorporated Company, whose post office address is: 8-12 Bromley Road, Beckenham, Kent, United Kingdom BR3 5JE hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Brevard County, Florida, viz:**

Unit O, Building 6, Villas at LaCita, a Condominium, according to the Declaration of Condominium, recorded in Official Records Book 5566, Page 1659, and all amendments thereto, of the Public Records of Brevard County, Florida, together with Parking Space No. 55, and together with an undivided interest in the common elements appurtenant thereto.

The property is **not** the homestead of the Grantor(s).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

GRANTOR'S WILL WARRANT and forever defend the right and title to the above-described real property unto the Grantees against the claims of all persons, claiming by, through or under Grantor's, but not otherwise.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: *Kristen George*
Printed Name: Kristen George

Witness Signature: *Lori A Bayle*
Printed Name: Lori A Bayle

SRK Villas at LaCita, LLC,
A Florida Limited Liability Company
By: **BENCHMARK PROPERTIES MANAGEMENT CORP.**, a Delaware Corporation, its Manager
BY: *Margaret E Shotwell*
MARGARET E. SHOTWELL, VICE PRESIDENT

STATE OF **ERIE**
COUNTY OF **NEW YORK**

The foregoing instrument was acknowledged before me this 29th day of July, 2013, by **Margaret E. Shotwell** as **Vice President** of Benchmark Properties Management Corp, and as Manager of **SRK Villas at LaCita, LLC., a Florida limited liability company**, who is/are personally known to me or who has/have produced driver license(s) as identification.

~NOTARY SEAL~

Tammy L Metzger
Notary Signature:
My Commission Expires: 10/3/13

TAMMY L. METZGER
NOTARY PUBLIC, STATE OF NEW YORK
No. 01ME6134700
QUALIFIED IN NIAGARA COUNTY
My Commission Expires October 3, 2013