

Prepared by and Return to:
Oceanside Title & Escrow
Patricia A. Horn
3501 Ocean Drive
Vero Beach, Florida 32963
Our File Number: H0705024

For official use by Clerk's office only
SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this 29th day of MAY, 2007, between Shell Point Residences, Inc., a Florida corporation, whose mailing address is: 3540 Forest Hill Boulevard, #203, West Palm Beach, FL 33406, party of the first part, and Donald Greenwald, whose mailing address is: 305 West Grand Avenue, Suite 400, Montvale, New Jersey 07645, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lot 9, Block A of THE RESORT ESTATES AT SHELL POINT, UNIT 2, according to the Plat thereof as recorded in Plat Book 4, Page(s) 79 thru 82, of the Public Records of Wakulla County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on MAY 25, 2007.

Signed, sealed and delivered
in the presence of:

Shell Point Residences, Inc., a Florida corporation

Witness signature

By: [Signature]
Print Name: George W. Heaton
Title: President

Print witness name

(Corporate Seal)

Witness signature

Print witness name

State of Florida
County of Palm Beach

THE FOREGOING INSTRUMENT was acknowledged before me this 29th day of May, 2007 by George W. Heaton, President of Shell Point Residences, Inc., a Florida corporation, who is personally known to me or who has produced _____ as identification.

Notary Public

Print Notary Name

My Commission Expires: April 10, 2009

Notary Seal

