

Prepared by and return to:

Ryan P. Aiello
Attorney at Law
Nason Yeager Gerson White & Lioce, PA
1645 Palm Beach Lakes Blvd. Suite 1200
West Palm Beach, FL 33401
561-686-3307
File Number: **8128-18578Lot6B**
Filio Number: 00-00-121-351-11968-B06

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Special Warranty Deed

THIS INDENTURE, made this 10th day of April, 2008, between Shell Point Residences, Inc., a Florida corporation, whose address is 2655 North Ocean Drive, Suite 310, Singer Island, FL 33404, hereinafter referred to as "Grantor", and Carl J. Domino, a married man, whose address is 136 Terrapin Trail, Jupiter, FL 33458 hereinafter referred to as "Grantee".

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, those certain lands situate, lying and being in Wakulla County, State of Florida, described as follows:

Lot 6, Block B of The Resort Estates at Shell Point Unit Two, according to the Plat thereof as recorded in Plat Book 4, Page 79, public records of Wakulla County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the above granted, bargained and described premises, with the appurtenances thereto, unto said Grantee to Grantee's own proper use, benefit and behoof forever, SUBJECT TO:

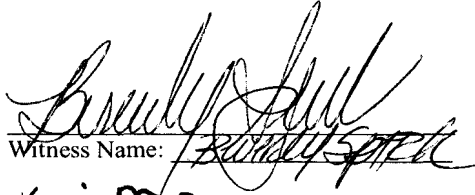
1. Conditions, restrictions, limitations, easements, reservations, zoning ordinances and other matters of record, if any, none of which are hereby reimposed; and
2. Real estate taxes for the year 2008 and subsequent years.

AND Grantor hereby covenants that Grantor has good right and lawful authority to sell and convey the above-described real property, and hereby warrants the title to said real property for any acts of Grantor and will defend the title against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

[Signature page follows]

Signed, sealed and delivered in our presence:


Witness Name: Kristina Marshall

Kristina Marshall
Witness Name: Kristina Marshall

Shell Point Residences, Inc., a Florida corporation

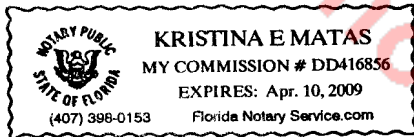
By: 
George W. Heaton, President

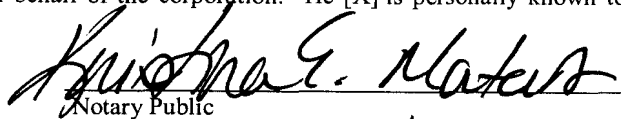
(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 10th day of April, 2008 by George W. Heaton, President of Shell Point Residences, Inc., a Florida corporation, on behalf of the corporation. He ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Kristina E. Matas

My Commission Expires: April 10, 2009