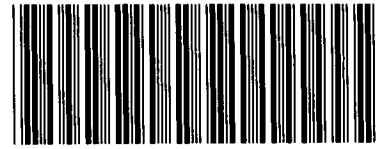


RETURN TO:
ALLIANCE TITLE
730 E. STRAWBRIDGE AVE, SUITE 100
MELBOURNE, FL 32901



2005076658 1 PG

Return to:
Name: ALLIANCE TITLE OF BREVARD, LLC
Address: 730 E. Strawbridge Ave.
Melbourne, Florida 32901
This Instrument Prepared by: Claudia Schillinger
ALLIANCE TITLE OF BREVARD, LLC
730 E. Strawbridge Ave.
Melbourne, Florida 32901

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$185.50
2005076658 BK:1902 PG:607
08/26/2005 01:15 PM 1 PG
TWHITE,DC Receipt #044803

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
Property Appraisers Parcel Identification (Pollo) Number(s):
2019290010040000050

Grantee(s) S.S.#(s):
FILE NO: 05070112 **WARRANTY DEED**

This Warranty Deed Made this 7th day of August, 2005,
by Matthew K. Miller

whose marital status is: 4425 YACHTMAN'S COURT, ORLANDO, FL 32812
hereinafter called the grantor, whose post office address is:

to St. Lucie Development Corporation, A Florida Corporation

whose post office address is: 1517 20th Street, Ste 3, Vero Beach, FL 32960

hereinafter called the grantee,

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

Lot 5, Block 400, INVERNESS HIGHLANDS WEST, according to the plat thereof as recorded in Plat Book 5, Pages 19 through 33, of the Public Records of Citrus County, Florida.

The above described property is vacant and unimproved land

This property [is] [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.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004, reservations, restrictions and easements of record, if any.

(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:
Witness Printed Name: CLAUDIA SCHELLINGER

Matthew K. Miller (Seal)

Witness Signature: _____
Witness Printed Name: _____

(Seal)

Witness Signature:
Witness Printed Name: LINDA S. MARTIN

(Seal)

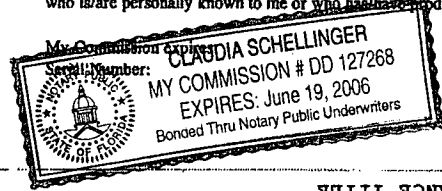
Witness Signature: _____
Witness Printed Name: _____

(Seal)

STATE OF FLORIDA
COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 7th day of August, 2005, by Matthew K. Miller

who is/are personally known to me or who has/have produced driver license(s) as identification



Printed Name: _____
Notary Public