

Prepared by and return to:  
Laurie Rusk Sewell, Esq.  
Laurie Rusk Sewell, P.A.  
3571 S.W. Corporate Parkway  
Palm City, FL 34990  
772-223-0106  
File Number: 1322.007 Lot 1

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## Special Warranty Deed

**This Special Warranty Deed** made this 11th day of February, 2008 between **DIAMOND PLAZA, LLC**, a Florida limited liability company whose post office address is 3222 SW Yale Street, Port Saint Lucie, FL 34952, grantor, and **EMERALD PLAZA AT DARWIN, LLC**, a Florida limited liability company whose post office address is 801 Brickell Key, Suite 2908, Miami, FL 33131, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida**, to-wit:

**Lot 1, DARWIN PLAZA, according to the map or plat thereof as recorded in Plat Book 38, page 31, Public Records of St. Lucie County, Florida.**

(Also known as Lot 1, in DARWIN PLAZA, being a Replat of Tract "A" of the First Replat in Port ST. Lucie Scacion Forty-Two as recorded in Plat Book 18, Pages 18 and 18A-18J, in the Public records of St. Lucie County, Florida; a Subdivision lying in Section 18 and 19, Township 37 South, Range 40 East.)

**Parcel Identification Number: 3420-714-0003-000/2**

**Subject to taxes for 2008 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record.**

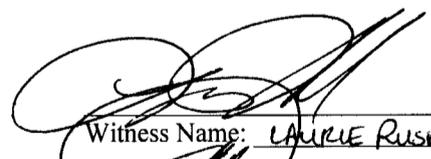
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

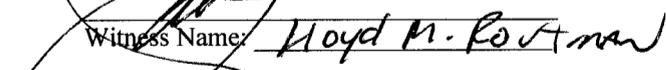
**To Have and to Hold**, the same in fee simple forever.

**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 claiming by, through or under grantors.

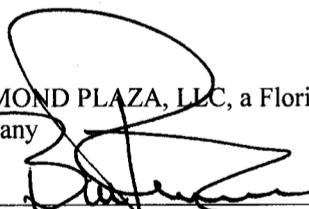
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

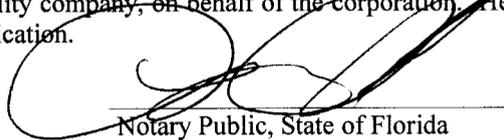
  
Witness Name: Laurie Rusk Sewell

  
Witness Name: Lloyd M. Fortman

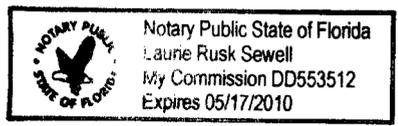
State of Florida  
County of Martin

  
DIAMOND PLAZA, LLC, a Florida limited liability company  
By: Bart Panessa, Managing Member  
(corporate seal)

The foregoing instrument was acknowledged before me this 11th day of February, 2008 by Bart Panessa, Managing Member of DIAMOND PLAZA, LLC, a Florida limited liability company, on behalf of the corporation. He  is personally known to me or  has produced a driver's license as identification.

  
Notary Public, State of Florida

[Notary Seal]



Printed Name: \_\_\_\_\_  
My Commission Expires: May 17, 2010