

This Instrument Prepared by:

Covenant Closing & Title Services
4879 Palm Coast Parkway NW
Unit #5
Palm Coast, Florida 32137

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

Property Appraisers Parcel I.D. :07-11-31-7059-00150-0110/0120
File No:20090116

SPECIAL WARRANTY DEED
(CORPORATE)

This Special Warranty Deed Made the 15th day of May, 2009, by THE SOAVE REAL ESTATE GROUP, INC., a corporation existing under the laws of the State of Michigan, and having its place of business at 3400 East Lafayette, Detroit, Michigan 48207, hereinafter called the grantor,

To SVETLANA ZAVALKOVSKY and EDWARD ZAVALKOVSKY, Husband and Wife

whose post office address is: 47 Sew Point Road, Thornhill, Ontario, Canada L4J9E1 hereinafter called the grantee,

WITNESSETH: That grantor, for and in consideration of the sum of \$25,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto grantee, all that certain land situate in Flagler County, Florida, viz:

Lots 11 & 12, Block 15, Seminole Park, Section 59, Seminole Woods At Palm Coast, according to map or plat thereof as recorded in Plat Book 19, Page 41 through 50, inclusive and in Plat Book 20, Pages 1 through 8, of the Public Records of Flagler County, Florida.

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 WILL COVENANT with Grantee that the above described real property is free from all liens and encumbrances arising by, through or under Grantor except those set forth on Exhibit "A" hereto, however this reference shall not serve to reimpose the same. Grantor does hereby fully warrant the title to the property and will defend the same against the lawful claims of all persons claiming by, through or under it, but against none other.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

ATTEST: Bryant M. Frank
Bryant M. Frank Secretary

THE SOAVE REAL ESTATE GROUP, INC., a Michigan Corporation

Witness #1 Signature: Deborah J. Frantini
Printed Name: Deborah J. Frantini

BY: Edward R. Schonberg
Edward R. Schonberg, Vice President

Witness #2 Signature: Kimberly L. Stubbs
Printed Name: Kimberly L. Stubbs

STATE OF MICHIGAN
COUNTY OF WAYNE

The foregoing instrument was acknowledged before me this 15th day of May, 2009, by Edward R. Schonberg, as Vice President of THE SOAVE REAL ESTATE GROUP, INC., a Michigan Corporation on behalf of the corporation. He is personally known to me or who has produced driver license(s) as identification.

My Commission Expires: 08/26/12

Kimberly L. Stubbs
Printed Name: Kimberly L. Stubbs
Notary Public

(Notary Seal)

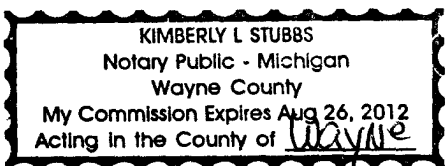


Exhibit "A"

1. Taxes for the year 2009 and subsequent years, which are not yet due and payable.
2. Easements, Dedications and Reservations as shown on Subdivision Map of Seminole Park, Section 59, Seminole Woods at Palm Coast, as recorded in Map Book 19, Pages 41 through 50, and in Map Book 20, Pages 1 through 8, Public Records of Flagler County, Florida.
3. Restrictive covenants and Easements contained in Official Records Book 49, Page 622; as amended by Official Records Book 53, Page 398, Official Records Book 56, Page 66; Official Records Book 57, Page 380; Official Records Book 95, Page 254; Official Records Book 100, Page 9; Official Records Book 119, Page 641; Official Records Book 218, Pages 594 through 599; Official Records Book 256, Page 498; Official Records Book 381, Page 168; Official Records Book 391, Page 144; Official Records Book 391, Page 149; Official Records Book 521, Page 1529; Official Records Book 537, Page 153; Official Records Book 537, Page 156; Official Records Book 576, Page 15 and in Official Records Book 576, page 18, all of the Public Records of Flagler County, Florida.
4. Covenant by ITT Community Development Corporation, Corprop A&F, Inc., and ITT Land Corporation recorded in Official Records Book 130, Page 19, Public Records of Flagler County, Florida.
5. Easement as shown on Warranty Deed as recorded in Official Records Book 458, page 6, Declaration of Consent in Official Records Book 641, Page 980 and Non-exclusive Assignment of Easement rights in official Records Book 641, Page 1049 and Assignment of Easement recorded in official Records Book 679, page 537; thereafter modified by Release of Deed Restrictions in Official Records Book 1000, page 1530, of the public records of Flagler County, Florida.
6. Division of State Planning Amending Agreement between ITT Community Development Corporation and the Division of State Planning of the Department of Administration, State of Florida as recorded in Official Records Book 96, Page 204 through 214; there after amending Agreement in Official Records Book 413, Page 656; Official Records Book 439, page 1203; Agreement in Official Records Book 560, Page 912; Agreement in Official Records Book 596, page 763 through 843, of the public records of Flagler County, Florida.
7. Joinder of ITT Community Development Corporation to Palm Coast, Palm Coast Community Service Corporation Agreement to transfer of Functions and Authority as recorded in Official Records Book 1303, Page 1681, of the public records of Flagler County, Florida