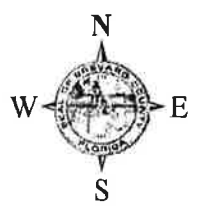





HA.1

ZONING MAP

MORTGAGE INVESTMENT FUND I LLC
14PZ_00055



1:4,800 or 1 inch = 400 feet

-  Subject Property
-  Parcels
-  Zoning

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

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IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT
IN AND FOR BREVARD COUNTY, FLORIDA

COASTAL BANK,

Case No. 05-2009-CA-025981

FILED
CLERK OF CIR. CT.
BREVARD CO. FL.

2013 SEP 17 A 0 48

SCOTT ELLIS

Plaintiff,

v.

TODD J. WILLEMS, a/k/a TODD
WILLEMS, UNKNOWN SPOUSE OF
TODD J. WILLEMS, a/k/a TODD
WILLEMS, SARA A. WILLEMS, JOHN
DOE and JANE DOE, fictitious names for
any unknown tenants,

Case # 05-2009-CA-025981-XXXX-XX
Document Page # 91



21773537

Defendants.

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that (s)he executed and filed a Certificate of Sale in this action on the 22 day of August, 2013, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The following property in Brevard County, Florida:

See attached Exhibit "A"

was sold to: **MORTGAGE INVESTMENT FUND I, LLC**, a Florida limited liability company
whose mailing address is 8200 Seminole Blvd., Seminole, FL 33772,

WITNESS my hand and the seal of the Court on this 17 day of Sept, 2013.



SCOTT ELLIS,
CLERK OF THE COURT

By: Chris Shaye
As Deputy Clerk

Copies furnished to: Robert N. Manning, Esq., 8240 Devereux Drive, Suite 100, Viera, FL 32940
John L. Soileau, Esq., 3490 N. Hwy. US 1, Cocoa, FL 32926
Todd J. Willems a/k/ Todd Willems, 835 Paw Prints Avenue, Melbourne, FL 32934
Sara A. Willems, 1782 Pinewood Road, Melbourne, FL 32934

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EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BREVARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 36 EAST, THENCE RUN SOUTH 88 DEGREES 54'24" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 22, 333.17 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 07'11" EAST, 1665.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 07'11" EAST, 871.58 FEET; THENCE RUN SOUTH 88 DEGREES 33'19" EAST, 498.55 FEET; THENCE RUN SOUTH 00 DEGREES 04'53" WEST, 880.67 FEET; THENCE RUN SOUTH 89 DEGREES 34'46" WEST, 497.00 FEET TO THE POINT OF BEGINNING.

PARCEL B:

FROM THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA; RUN N 0 DEGREES 00'58" W ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 22, A DISTANCE OF 669.62 FEET; THENCE N 89 DEGREES 04'42" W., A DISTANCE OF 250.00 FEET; THENCE N 0 DEGREES 00'58" W., PARALLEL WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 22, A DISTANCE OF 418.00 FEET; THENCE S 81 DEGREES 33'17" E., A DISTANCE OF 277.99 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N 0 DEGREES 00'58" W., PARALLEL WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 22, A DISTANCE OF 598.33 FEET; THENCE S 87 DEGREES 15'58" E., A DISTANCE OF 307.55 FEET; THENCE S 0 DEGREES 03'04" E., A DISTANCE OF 829.33 FEET; THENCE N 81 DEGREES 33'17" W., A DISTANCE OF 310.97 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 25 FOOT EASEMENT FOR INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 22 TOWNSHIP 27 SOUTH, RANGE 36 EAST AND THE SOUTH RIGHT OF WAY LINE OF SARNO ROAD; THENCE SOUTH 0 DEGREES 00'58" E., ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 22 A DISTANCE OF 545.93 FEET; THENCE S 89 DEGREES 03'31" E., 25.00 FEET; THENCE S 00 DEGREES 00'58" E., 937.62 FEET; THENCE N 81 DEGREES 33'17" W., 25.28 FEET; THENCE N 00 DEGREES 00'58" W., 909.32 FEET; THENCE N 89 DEGREES 03'31" W., 25.00 FEET; THENCE N 00 DEGREES 00'58" W., 569.86 FEET TO THE SOUTH RIGHT OF WAY LINE OF SARNO ROAD; THENCE N 88 DEGREES .29'45" E., ALONG SAID SOUTH RIGHT OF WAY LINE 25.01 FEET TO THE POINT OF BEGINNING.

PARCEL C:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 36 EAST, THENCE RUN SOUTH 88 DEGREES 54'24" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 22, 333.17 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 07'11" EAST 985.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 07'11" EAST 880.98 FEET; THENCE RUN NORTH 89 DEGREES 34'17" EAST 497.00 FEET; THENCE RUN SOUTH 00 DEGREES 04'53" WEST 886.49 FEET; THENCE RUN NORTH 89 DEGREES 45'28" WEST 497.44 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING SITUATE IN BREVARD COUNTY, FLORIDA.

FEC: 10.50 Commonwealth Land Title Insurance Company
DOC: 1120.00 308 Pine Street
90-120TMW Titusville, Florida 32796

File # 95546

Prepared by and returned to:
Timothy M. Williams
POTTER, MC CLELLAND, MARKS & HEALY, P.A.
700 S. Babcock Street, Ste. 400
Melbourne, FL 32901

Landy Crawford Clerk Circuit Court
Recorded and Verified: 2 Brevard County, FL
Pgs. 2
Trust Fund 1.50 Fee 9.00
Stamp-Deed 4.20 Excise Tax _____
Stamp-Mtg _____ Int Tax _____
Service Chg _____ Reinf. _____

WARRANTY DEED

THIS WARRANTY DEED made on October 4th, 1994, by JAMES DAVID BERGTON, a married man, hereinafter called the grantor, to TODD WILLEMS, 4 single man, whose post office address is: 7770 Sheridan Road, West Melbourne FL 32904, hereinafter called the grantee;

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00, 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 Brevard County, Florida, viz:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF.

THE GRANTOR HEREIN WARRANTS AND REPRESENTS THAT THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR.

SUBJECT TO taxes for 1994, and all subsequent years; and to easements, restrictions, applicable zoning, reservations and limitations of record, 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 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.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Lisa F. Ferguson
Witness Signature
Print Name: Lisa F. Ferguson

James D. Bergton
JAMES DAVID BERGTON

Colette L. Hall
Witness Signature
Print Name: Colette L. Hall

STATE OF Florida
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 4th day of October, 1994, by JAMES DAVID BERGTON, who are personally known to me or who have produced a FL Lic 86234462 0461 as identification and who did not take an oath.

Colette L. Hall
NOTARY PUBLIC
Printed Name: Colette L. Hall
My Commission Expires: 3-20-98



846948

94 OCT 13 PM 3:25

LEGAL DESCRIPTION

From the Southeast corner of the Southwest one-quarter of Section 22, Township 27 S, Range 36 E, Brevard County, Florida; run N. $0^{\circ} 00' 58''$ W along the East line of the Southwest one-quarter of said Section 22, a distance of 659.62 feet; thence N. $89^{\circ} 04' 42''$ W. a distance of 250.00 feet; thence N. $0^{\circ} 00' 58''$ W. parallel with the East line of the Southwest one-quarter of said Section 22, a distance of 418.00 feet; thence S. $81^{\circ} 33' 17''$ E. a distance of 277.99 feet to the Point of Beginning of the herein described parcel; thence N. $0^{\circ} 00' 58''$ W. parallel with the East line of the Southwest one-quarter of said Section 22, a distance of 598.33 feet; thence S. $87^{\circ} 15' 58''$ E. a distance of 307.55 feet; thence S. $0^{\circ} 03' 04''$ E. a distance of 629.33 feet; thence N. $81^{\circ} 33' 17''$ W. a distance of 310.97 feet to the point of beginning. TOGETHER WITH A 25 foot easement for ingress and egress being more particularly described as follows: Beginning at the intersection of the East line of the Southwest one-quarter of Section 22, Township 27 S, Range 36 E, Brevard County, Florida, and the South right of way line of Sarno Road; thence S $0^{\circ} 00' 58''$ E along the East line of the Southwest one-quarter of said Section 22, a distance of 545.93 feet; thence S $89^{\circ} 03' 31''$ E 25 feet; thence S $0^{\circ} 00' 58''$ 937.62 feet; thence N $81^{\circ} 33' 17''$ W 25.28 feet; thence N $0^{\circ} 00' 58''$ W 909.32 feet; thence N $89^{\circ} 03' 31''$ W 25 feet; thence N $0^{\circ} 00' 58''$ W 569.86 feet; to the South right of way line of Sarno Road; thence N $88^{\circ} 29' 45''$ E along said South right of way line, 25.01 feet to the Point of Beginning.

Scott Ellis

Clerk Of Courts, Brevard County

#Pgs: 2 #Names: 3
Trust: 1.50 Rec: 17.00 Serv: 0.00
Mfg: 0.00 Excise: 0.00
nt Tax: 0.00

This Document Prepared By and Return to:
Philip F. Nohr, Esquire
GrayRobinson, P.A.
1800 West Hibiscus Blvd., Suite 138
Melbourne FL 32901
ATTN: LKC



CFN 2004382242 12-06-2004 11:15 am
OR Book/Page: 5392 / 7799

Parcel ID Number: 27-36-22-00-751

Warranty Deed

This Indenture, Made this 30th day of November, 2004 A.D. Between
WALTER EDWARD PLATT and CARLYN PATRICIA PLATT, husband and wife

of the County of Brevard, State of Florida, grantors, and
TODD J. WILLEMS, a married man

whose address is: 835 Paw Prints Avenue, Melbourne, FL 32934

of the County of Brevard, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,

and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Brevard, State of Florida, to wit:

A parcel of land lying in the Southeast 1/4 of Section 22, Township 27 South, Range 36 East, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of Section 21, Township 27 South, Range 36 East, thence run South 88° 54' 24" East along the South line of the Southeast 1/4 of Section 22, 333.17 feet to a point, thence run North 00° 07' 11" East 1665.96 feet to the Point of Beginning, thence continue North 00° 07' 11" East, 871.58 feet, thence run South 88° 33' 19" East 496.55 feet, thence run South 00° 04' 53" West 880.67 feet, thence run South 89° 34' 46" West 497.00 feet to the Point of Beginning.

The Grantors herein warrant and represent that neither they nor any member of their families reside upon said property and that said property is not homestead property as defined under Florida Constitution 1968, Article X, Section 4.

Subject to zoning, prohibitions and other requirements imposed by governmental authority, restrictions and matters appearing on the plat or otherwise common to the subdivision and public utility easements of record; this reference to said restrictions shall not operate to
(Continued on Attached)

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Kelley Racine
Printed Name: Kelley Racine
Witness

Walter Edward Platt (Seal)
WALTER EDWARD PLATT
P.O. Address: 2505 Simon Road, Melbourne, FL 32904

Lisa K. Cantwell
Printed Name: LISA K. CANTWELL
Witness

Carlyn Patricia Platt (Seal)
CARLYN PATRICIA PLATT
P.O. Address: 2505 Simon Road, Melbourne, FL 32904

STATE OF Florida
COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 30th day of November, 2004 by
WALTER EDWARD PLATT and CARLYN PATRICIA PLATT, husband and wife

who are personally known to me or who have produced their Florida driver's license as identification.



Lisa K. Cantwell
Printed Name: LISA K. CANTWELL
Notary Public
My Commission Expires:

Warranty Deed - Page 2

Parcel ID Number: 27-36-22-00-751



CFN 2004382242

OR Book/Page: 5392 / 7800

reimpose the same.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2004.

Return to:
Name: ALLIANCE TITLE OF BREVARD, LLC
Address: 730 E. Strawbridge Ave.
Melbourne, Florida 32901

This Instrument Prepared by: **Lizabeth A. Cassella**
ALLIANCE TITLE OF BREVARD, LLC
730 E. Strawbridge Ave.
Melbourne, Florida 32901

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
Property Appraisers Parcel Identification (Folio) Number(s):
27-36-22-00-751

Grantee(s) S.S.#(s):
FILE NO: 03080175

WARRANTY DEED

This Warranty Deed Made this 13th day of January, 2004,
by Walter Edward Platt and Carlyn Patricia Platt, husband and wife

whose marital status is: **married**
hereinafter called the grantor, whose post office address is: 2505 Simon Rd. Melbourne, Fl 32904

to Todd J. Willems, and Sarah A. Willems, husband and wife

whose post office address is:

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 **Brevard** County, Florida, viz:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Grantor herein warrants and represents the above described property is not the homestead of said grantor nor is it contiguous to grantor's homestead property.

This property [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, 2003, 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: _____

Witness Signature: Lizabeth A. Cassella
Witness Printed Name: **LIZABETH A. CASSELLA**

Witness Signature: _____
Witness Printed Name: _____

Witness Signature: _____
Witness Printed Name: _____

Walter Edward Platt (Seal)
Walter Edward Platt

Carlyn Patricia Platt (Seal)
Carlyn Patricia Platt

STATE OF FLORIDA
COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 13th day of January, 2004
by Walter Edward Platt and Carlyn Patricia Platt, husband and wife

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

My Commission expires:
Serial Number:



LINDA S. MARTIN
NY COMMISSION # DD 217810
EXPIRES: June 1, 2007
Bonded Thru Budget Notary Services

Linda S. Martin
Printed Name: _____
Notary Public



CFN:2004017481 01-20-2004 10:39 am

OR Book/Page: 5175 / 0980

Scott Ellis

Clerk Of Courts, Brevard County

#Pgs: 2 #Names: 4
Trust: 1.50 Rec: 9.00 Serv: 0.00
Mtg: 0.00 Excise: 0.00
Int Tax: 0.00



CFN:2004017481

OR Book/Page: 5175 / 0981

EXHIBIT "A"

PARCEL C:

A parcel of land lying by the Southeast 1/4 of Section 22, Township 27 South, Range 36 East, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of Section 22, Township 27 South, Range 36 East; thence run South 88 degrees 54'24" East along the South line of the Southeast 1/4 of Section 22, 333.17 feet to a point; thence run North 00 degrees 07'11" East 985.00 feet to the Point of Beginning; thence continue North 00 degrees 07'11" East 680.96 feet; thence run North 89 degrees 34'17" East 497.00 feet; thence run South 00 degrees 04'53" West 66.49 feet; thence run North 89 degrees 45'28" West 497.44 feet to the Point of Beginning. All lying and being situate in Brevard County, Florida.