



CLASSIC TITLE & SOLUTIONS INC
1341 E IRLO BRONSON MEMORIAL HWY
SAINT CLOUD FL 34771

~~Upon recording, return to:~~

Prepared by:
William E. Rocker
4499 W. Vine St.
Kissimmee, FL 34746

Property Appraisers Parcel I.D. (Folio) Number: 2122250695-000-00500.

Documentary Stamp Tax: \$ 70

The space above is reserved for recording.

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into on April 2, 2014, by and between **ST. CLOUD CAR WASH, LLC**, a Florida limited liability company, whose address is 4499 W. Vine St., Kissimmee, FL 34746 (hereinafter referred to as "Grantor") and **WILLIAM E. ROCKER, AS TRUSTEE OF THE ROCKER FAMILY TRUST**, whose address is 4499 W. Vine St., Kissimmee, FL 34746 (hereinafter referred to as "Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby remises, releases, and quitclaims unto Grantee all right, title, interest, claim and demand which Grantor has in and to the following described land situate in **Lake County, Florida**, to-wit:

Lot 5 of GREEN VALLEY COMMONS, according to the Plat thereof as recorded in Plat Book 52, Page(s) 85 and 86, of the Public Records of Lake County, Florida.

THE ABOVE described real property does not constitute the homestead of Grantor.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee.

Grantor by execution below hereby relinquishes and releases any and all rights and interests to any proceeds resulting from the sale or conveyance of the above described real property.

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

RETURN

Return to:
Name: Brownstone Title Services, LLC
Address: 13538 Village Park Drive, Ste. J-125
Orlando, FL 32837
This instrument prepared by: Kristina Brown
Brownstone Title Services, LLC
13538 Village Park Drive, Ste.
Orlando, FL 32837
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): 2122250695-000-00400
Grantee(s) S.S.#(s):
File No.: 2015-5

WARRANTY DEED

This Warranty Deed Made this 23rd day of February, 2015 by Green Valley Plaza, LLP, a Partnership under the Laws of the State of Florida hereinafter called the grantor, to: Vacation Finance, LLC, as to 20% Ownership Interest, a Florida Limited Liability Company and B&J Finance, LLC, as to 80% Ownership Interest, a Limited Liability Company whose post office address is: 4499 West Irlo Bronson Highway, Kissimmee, FL 34746 hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$200,000.00 Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Lake County, Florida, viz:

LOT 4, GREEN VALLEY COMMONS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 85 AND 86, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

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 12/31/2014, 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:

[Signature]
Witness
Kristina Brown
[Signature]
Witness
Steve Brown

[Signature]
Green Valley Plaza, LLP, Ryan Engley, Partner
[Signature]
Green Valley Plaza, LLP, David Hoffmann, Partner

STATE OF: FLORIDA
COUNTY OF:

The foregoing instrument was acknowledged before me this 23rd day of February, 2015 by Green Valley Plaza, LLP, a Partnership
Who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission expires:
Serial Number:

[Signature]



Return to!

CLASSIC TITLE & SOLUTIONS, INC.
1341 E. IRLO BRONSON MEMORIAL HWY.
SAINT CLOUD, FL. 34771
407-488-3100



14-069

Prepared by and return to:
Kristina Sanders
201 East Pine Street Suite 200
Orlando, FL 32801

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed effective the 15th day of April 2014, by PNC BANK, NATIONAL ASSOCIATION, whose address is 249 Fifth Avenue, Pittsburgh, PA, 15222 (hereinafter referred to as "Grantor"), to The Rocker Family Trust, Dated May 5, 1999, whose address is 4499 W Vine Street, Kissimmee, FL 34746 (hereinafter referred to as "Grantee"):

Subject to the limitations described herein, Grantor grants and conveys ownership of the property (the "Property") described below to Grantee, to have and to hold the Property in fee simple forever, along with all of its rights and appurtenances, including any right, title, and interest of Grantor in adjacent streets, alleys, and rights-of-way.

The Property consists of the land, together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, in the County of Osceola of the State of Florida. The legal description of the Property is described in hereto:

Lot 3, Green Valley Commons, according to the Plat thereof, recorded in Plat Book 52, Page(s) 85 and 86, of the Public Records of Lake County, Florida.

This Special Warranty Deed was made for and in consideration of the sum of \$10.00 and other good and valuable consideration paid to the undersigned by Grantee.

Grantor covenants with Grantee that Grantor specially warrants title to the Property conveyed here, and that Grantor will forever warrant and defend title to the Property for Grantee and Grantee's heirs and personal representatives and assigns, from and against the claims and demands of Grantor and all persons claiming by, through, or under Grantor, but not against the claims of any others.

The conveyance of the Property is made subject to the following exceptions, reservations or restrictions: Taxes and assessments for the year 2014 and subsequent years, all easements, reservations, exceptions, and restrictions of record, but any reference in this Special Warranty Deed to any easement, reservation, exception, encumbrance or restriction shall not serve to or be deemed to reimpose or reinstate any such easement, reservation, exception, or restriction unless such reinstatement or reimposition is specifically set forth in this Special Warranty Deed.

The covenants made in this deed are legally binding on Grantor and all who lawfully succeed to Grantor's rights and responsibilities. These covenants can be enforced by Grantee and all future owners of the Property.