

Prepared by and Return to:
Steel City Title, Inc.
Becky Dunn
4005 Maronda Way, Ste. 2
Sanford, Florida 32771
File Number: SCT14-401

\$4,000.00

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this _____ day of _____, 2014, between MARONDA HOMES, INC. OF FLORIDA, a corporation existing under laws of the STATE of FLORIDA, whose mailing address is: 3993 WEST FIRST STREET (S.R. 46) SANFORD, FLORIDA 32771, hereinafter called the grantor, to ALBERTO SARMIENTO AND MELINA L. SARMIENTO, HUSBAND AND WIFE, whose mailing address is: 126 HARRIS DRIVE, SEBASTIAN, FLORIDA 32958, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the 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 grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Indian River County, Florida, viz:

Lot 18, Block 557, Sebastian Highlands Unit 16, according to map or plat thereof as recorded in Plat Book 8, Page 45, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 31-39-18-00003-5570-00018/0

Subject, however, to the taxes for the current year, all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

TO HAVE AND TO HOLD the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by through or under the said grantor.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Kirsty Biancardi
Witness signature
Kirsty Biancardi
Print witness name
Jane Forest
Witness signature
Jane Forest
Print witness name

MARONDA HOMES, INC. OF FLORIDA
A Florida Corporation

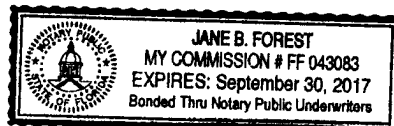
By: *[Signature]*
Print Name: SCOTT C. HOWARD
Title: PRESIDENT

(Corporate Seal)

State of FLORIDA
County of Seminole

THE FOREGOING INSTRUMENT was acknowledged before me this 23 day of May, 2014 by SCOTT C. HOWARD, known to me to be the PRESIDENT of MARONDA HOMES, INC. OF FLORIDA who is personally known to me or who has produced _____ as identification.

Jane B. Forest
Notary Public
Jane B. Forest
Print Notary Name
My Commission Expires: Sept. 30, 2017



Notary Seal