

Record and Return to:  
Ira Scot Silverstein, PLLC  
2900 W. Cypress Creek Rd. Suite 6  
Fort Lauderdale, FL 33309  
Prepared by  
Steel City Title, Inc.  
Tonia L. Gibbs  
\$310,200.00

**SPECIAL WARRANTY DEED**

(Corporate Seller)

THIS INDENTURE, made this 28th day of September 2017, between MARONDA HOMES, INC. OF FLORIDA, A FLORIDA CORPORATION, a corporation existing under laws of the STATE of FLORIDA, whose mailing address is: 1686 W. HIBISCUS BLVD. MELBOURNE, FLORIDA 32901, hereinafter called the grantor, to ELLEN S. PACE, A SINGLE WOMAN, whose mailing address is: 3435 DIAMOND LEAF DR., VERO BEACH, FLORIDA 32966, 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 9A, Harmony Reserve P.D. Phase 1B, as per plat thereof, recorded in Plat Book 28, Pages 38 through 45, inclusive, of the Public Records of Indian River County, Florida

Parcel Identification Number: 32393200023000000009.0

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:

MARONDA HOMES, INC. OF FLORIDA, A FLORIDA CORPORATION

By: [Signature]  
Print Name: ROBERT G. INTILLE  
Title: VICE PRESIDENT

(Corporate Seal)

Witness signature

Print witness name

Witness signature

Print witness name

State of Florida

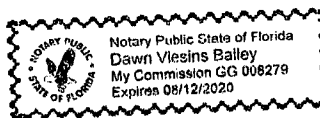
County of Brevard

THE FOREGOING INSTRUMENT was acknowledged before me this 28th day of September 2017 by ROBERT G. INTILLE, known to me to be the VICE PRESIDENT of MARONDA HOMES, INC. OF FLORIDA, A FLORIDA CORPORATION who is personally known to me or who has produced N/A as identification.

Notary Public

Print Notary Name

My Commission Expires: \_\_\_\_\_



Notary Seal

**UNANIMOUS WRITTEN CONSENT  
OF THE BOARD OF DIRECTORS  
OF  
MARONDA HOMES, INC. OF FLORIDA**

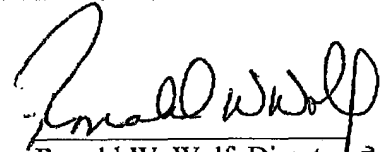
The undersigned, constituent the entire Board of Directors of Maronda Homes, Inc. of Florida (the "Corporation") and waiving all requirements of notice, consents to the corporate actions specified below and adopts the following resolutions by written consent, without a meeting, pursuant to the Florida Business Corporation Act:

RESOVED, that the following persons be and are hereby authorized, empowered, and designated to enter into agreements to buy and sell individual lots and houses to individual purchases, to execute deeds to effectuate the buying or selling of individual lots, and to enter into short-term leases not to exceed two (2) years for such individual houses.

I FURTHER CERTIFY, that the following persons hold the following offices with the Corporation:

Scott C. Howard	President
Ronald W. Wolf	Vice President, Treasurer, Secretary
Kelly A. Campbell	Assistant Secretary
George Friedman	Vice President
P. Thomas Prior	Vice President
Robert George Intille	Vice President
James R. Marshall	Vice President
Peter Chun	Vice President
Theodore C. Brock Jr.	Vice President

IN WITNESS WHEREOF, the undersigned has executed this consent effective as of the 23rd day of March, 2017.

  
Ronald W. Wolf, Director

# HARMONY RESERVE

## HARMONY RESERVE PROPERTY OWNERS' ASSOCIATION, INC.

### CERTIFICATE OF APPROVAL

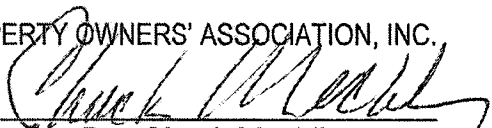
KNOWN ALL MEN BY THESE PRESENTS, that HARMONY RESERVE PROPERTY OWNERS' ASSOCIATION, INC., a Florida Corporation, hereby approves the PURCHASE of the following described property by:

ELLEN SUE PACE;

Lot 9 , Harmony Reserve, Phase IB PD, according to the Plat thereof, recorded in Plat Book 28, Pages 6-12; Public Records of Indian River County, Florida.

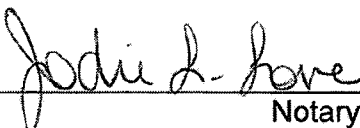
IN WITNESS WHEREOF, HARMONY RESERVE PROPERTY OWNERS' ASSOCIATION, INC. has caused this Certificate to be executed by its duly authorized officers this 9 day of August, 2017.

HARMONY RESERVE PROPERTY OWNERS' ASSOCIATION, INC.,

  
By: Chuck Mechling  
President

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before this 9 day of August, 2017, by Chuck Mechling, the President respectively, of the above corporation, on behalf of the corporation. The corporate officer is personally known to me or has produced a driver's license as identification.

  
Notary Public



Print Name: Jodie L. Love  
Commission ID#: FF986023  
Commission Expires: April 25, 2020