

Prepared by and return to:

Annabel Fernandez
Express Title Services Group, Inc.
10261 SW 72 Street, Suite C-101
Miami, FL 33173
305-274-8200
File Number: 17-12613

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Special Warranty Deed

This Special Warranty Deed made this 5th day of December, 2017 between Indiania Home Servicing, Inc., a Florida Corporation whose post office address is 8004 NW 154 Street #332, Miami Lakes, FL 33016, grantor, and Edgewater Homes, Inc., a Florida Corporation whose post office address is 3518 NW 36 Street, Miami, FL 33142, grantee:

(Whenever used herein the terms 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida**, to-wit:

Lot 5, Block 6, Plat No. 6 Vero Isles, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 27, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 32403100006006000005.0

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, 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 claiming by, through or under grantors.

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

Annabel Fernandez

Printed Witness Name

Witness Signature

Marlis Perez

Printed Witness Name

State of

County of

The foregoing instrument was acknowledged before me this 5th day of December, 2017 by **Idania Carpio**, President of **Indiania Home Servicing, Inc., a Florida Corporation** who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Notary Public

Annabel Fernandez

Printed Name:

My Commission Expires:

3/31/20

