

Prepared by and return to:  
DHI Title of Florida, Inc.  
1430 Culver Dr. NE  
Palm Bay, FL 32907  
File Number: 106-182600080  
Sales Price: \$96,000.00  
Documentary Stamps: \$672.00

(Space Above This Line For Recording Data)

**GENERAL WARRANTY DEED**

This General Warranty Deed made and entered into this 12th day June, 2018, by **B. Anders Nyquist, Individually and as Trustee of the Irrevocable H. Nyquist Trust U/A/D 5/9/83** (hereinafter referred to as "Grantor"), whose address is **1805 19<sup>th</sup> Place, Suite #100, Vero Beach, FL 32960**, to **D.R. Horton, Inc., a Delaware corporation**, whose address is **1430 Culver Drive, NE, Palm Bay, FL 32907**, (hereinafter referred to as "Grantee").

**WITNESSETH:**

THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto said Grantee all that certain real property and the improvements thereon (hereinafter collectively referred to as the "Real Property") in County of **Indian River**, Florida, more particularly described as follows:

**Lots 4 and 7, BRAE BURN ESTATES, according to the plat thereof, as recorded in Plat Book 19, Pages 97 and 98, of the Public Records of Indian River County, Florida.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

SUBJECT TO the matters set forth on Exhibit "A" attached hereto and incorporated herein by reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in fee simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever, subject to the Permitted Exceptions; and (4) that the Real Property is free of all encumbrances except the Permitted Exceptions.

**GRANTOR HEREBY WARRANTS AND CERTIFIES THAT THE PROPERTY DESCRIBED HEREIN IS NOT THE HOMESTEAD OF GRANTOR, AND NEITHER GRANTOR NOR GRANTOR'S SPOUSE OR DEPENDENTS RESIDE ON THE PROPERTY OR ANY LAND CONTIGUOUS THERETO, AND THE PROPERTY IS VACANT.**

*[Remainder of Page Intentionally Left Blank-Signatures Commence on Following Page]*

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed as of the day and year first above written.

[Signature]  
Witness 1 Signature

\_\_\_\_\_  
Witness 1 Printed

**Heather R Andrews**

\_\_\_\_\_  
Witness 2 Signature

[Signature]  
Witness 2 Printed **KRIS MILLER**

BY: [Signature]  
**B. Anders Nyquist, Individually and as  
Trustee of the Irrevocable H. Nyquist Trust  
U/A/D 5/9/83**

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was sworn to and subscribed before me this 12 day of June, 2018, by **B. Anders Nyquist, Individually and as Trustee of the Irrevocable H. Nyquist Trust U/A/D 5/9/83**, with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for purposes therein contained.

[Signature]  
Notary Public **Heather R Andrews**  
My Commission Expires: 3/13/21

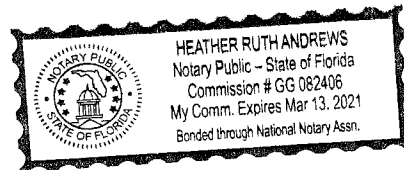


Exhibit "A"

1. Taxes for the year 2018, which are not yet due and payable.
2. Restrictions, reservations, covenants, easements, conditions and all other matters as shown on Plat recorded in Plat Book 19, Pages 97 and 98, of the Public Records of Indian River County, Florida.
3. Restrictive covenants, conditions, easements, stipulations, reservations and other provisions, as contained in instrument recorded in Official Records Book 1936, Page 220, amended in Official Records Book 2042, page 1998; Official Records Book 2107, page 1146; Official Records Book 2294, page 2103; Assignment of Developer's and Declarant's Rights as recorded in Official Records Book 2277, Page 2188; further amended in Official Records Book 2773, page 1038, Official Records Book 2817, page 1646, Official Records Book 3005, page 1582, and all amendments thereto, of the Public Records of Indian River County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Phosphate, Minerals, Metals and Petroleum reservations in favor of the State of Florida, pursuant to deed from the Trustees of the Internal Improvement Fund recorded in Deed Book 55, page 172, of the Public Records of Indian River County, Florida, as partially released in Official Records Book 1707, Page 1347, of said Public Records, as to any road reservations and accompanying rights in favor of the State of Florida. Note: The right of entry and exploration has been released pursuant to F.S. 270.11.
5. Easement in favor of Indian River County, Florida recorded in Official Records Book 2031, Page 2388, of the Public Records of Indian River County, Florida. (as to Lot 7)