

**Prepared By and Return To:**  
Supreme Title Solutions, LLC  
1410 19th Place  
Vero Beach, FL 32960

**File No.** 18-06-1217

**Property Appraiser's Parcel I.D. (folio) Number(s)**

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**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made this July 2, 2018 by JJ&S Holdings, LLC., a Florida Limited Liability Company existing under the laws of Florida, and having its principal place of business at 9512 Riverside Drive, Sebastian, FL 32958, hereinafter called the grantor and GRBK GHO 4 Lakes, LLC, a Florida Limited Liability Company whose post office address is 590 NW Mercantile Place, Port St. Lucie, FL 34986, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in Indian River County, Florida, viz:

Lot 22, 25, 29 and 33, 4 Lakes Subdivision, according to the map or plat thereof, as recorded in Plat Book 22, Page(s) 10 through 12, inclusive, of the Public Records of Indian River County, Florida.

Subject to encumbrances, easements and restrictions of record and taxes for December 31, 2017.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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; and 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.

**SPECIAL WARRANTY DEED**  
(Continued)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

*Zobeida Padilla*  
(Witness Signature)

Zobeida Padilla  
(Print Name of Witness)

*Dawn Foley*  
(Witness Signature)

Dawn Foley  
(Print Name of Witness)

JJ&S Holdings, LLC, a Florida Limited Liability Company

BY: *Jeffrey R. Morton*  
Jeffrey R. Morton, Secretary

Address:  
9512 Riverside Drive  
Sebastian, FL 32958

STATE OF Florida

COUNTY OF Indian River

I, Zobeida Padilla, a Notary Public of the County and State first above written, do hereby certify that Jeffrey R. Morton on behalf of JJ&S Holdings, LLC, a Florida Limited Liability Company personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 2<sup>nd</sup> day of July, 2018.

*Zobeida Padilla*  
Notary Public

My Commission Expires  
(SEAL)

