

NVR - Business Use Only

Consideration Paid: \$116,150.00
Documentary Stamp Taxes: \$813.40

Prepared by and return to:

Victoria K. Root
NVR Settlement Services, Inc.
3701 Pender Dr., Suite 300
Fairfax, VA 22030

Parcel ID: **33390600014000000032.0 & 33390600014000000035.0**

Grantee's Taxpayer ID#: 54-1394360

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed") is made as of the 28th day of August, 2018 by **WILLOWS DEVELOPMENT, LLC**, a Florida limited liability company (the "**Grantor**"), whose mailing address is 5070 N Hwy A1A, Suite C-1, Vero Beach, FL 32963, in favor of **NVR, INC.**, a Virginia corporation (the "**Grantee**"), whose mailing address is 1450 Centrepark Boulevard, Suite 340, West Palm Beach, Florida 33401

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto Grantee and Grantee's heirs, successors and assigns, that certain real property located in Indian River County, Florida, which is particularly described on Exhibit "A" attached to this Deed ("**Property**"), together with all appurtenances thereunto appertaining;

TO HAVE AND TO HOLD the Property unto Grantee, Grantee's heirs, successors and assigns in fee simple forever; and

Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances except for taxes for the current and subsequent years; and conditions, restrictions, reservations and easements of record, if any, affecting the property described herein; and

Grantor does hereby warrant title to the Property and will defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

[Signature page immediately follows.]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date aforesaid.

WITNESSES:

GRANTOR:

Jodie L. Love
Print Name: JODIE L. LOVE

Chuck Meckling
Print Name: CHUCK MECKLING

WILLOWS DEVELOPMENT, LLC,
a Florida limited liability company

By: Robert J. Votaw
Name: Robert J. Votaw
Title: Manager

STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 29 day of August, 2018, by Robert J. Votaw, as the Manager of WILLOWS DEVELOPMENT, LLC, a Florida limited liability company, on behalf of said company, who /✓/ is personally known to me or / / has produced _____ as identification.

Jodie L. Love
NOTARY PUBLIC, State of Florida
Jodie L. Love
Print or Stamp Name
My Commission Expires: April 25, 2020
Notary Seal:

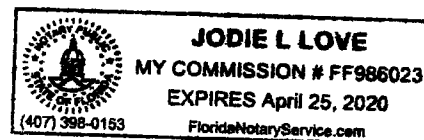


Exhibit "A"
Property

Lots 32 and 35, THE WILLOWS, PHASE 1, as shown on a plat entitled "The Willows-Phase 1" recorded in Plat Book 28, pages 46 through 52, of the Public Records of Indian River County, Florida.

Being the same property conveyed to Willows Development, LLC, a Florida limited liability company, by virtue of that certain conveyance recorded in Official Records Book 2844, Page 333, and by virtue of that certain conveyance recorded in Official Records Book 2847, Page 2129, of the Public Records of Indian River County, Florida.

LF1799