

Prepared By and Return To:

Supreme Title Solutions, LLC
1410 19th Place
Vero Beach, FL 32960

File No. 18-03-0711

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

33392400022000000149.0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this December 13, 2018 by GRBK GHO Serenoa, LLC, a Florida Limited Liability Company existing under the laws of Florida, and having its principal place of business at 590 NW Mercantile Place, Port St. Lucie, FL 34986, hereinafter called the grantor and Martin Namvar and Rosemarie Namvar husband and wife and James Namvar, a married man as Joint Tenants with Rights of Survivorship whose post office address is 218 11th Square SW, Vero Beach, FL 32962, 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 149, Serenoa Phase 1, according to the map or plat thereof, as recorded in Plat Book 21, Page(s) 18 through 27, inclusive, of the Public Records of Indian River County, Florida.

Subject to encumbrances, easements and restrictions of record and taxes for December 31, 2018.

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:

[Signature]
(Witness Signature)

Stacey L. Margrander
(Print Name of Witness)

[Signature]
(Witness Signature)

Julie Phibard
(Print Name of Witness)

GRBK GHO Serenoa, LLC, a Florida Limited Liability Company

BY: [Signature]
Rene Flowers, Vice President

Address:

590 NW Mercantile Place

Port St. Lucie, FL 34986

STATE OF Florida

COUNTY OF St. Lucie

I, Stacey L. Margrander, a Notary Public of the County and State first above written, do hereby certify that Rene Flowers, Vice President on behalf of GRBK GHO Serenoa, 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 12 day of December, 2018.

[Signature]
Notary Public

My Commission Expires: 11/27/2020

(SEAL)



Stacey L. Margrander
Commission # GG050340
Expires: Nov. 27, 2020
Bonded thru Aaron Notary