

Prepared By and Return To:
Supreme Title Solutions, LLC
2905 Ocean Drive
Vero Beach, FL 32963

File No. 19-04-0783

Property Appraiser's Parcel I.D. (folio) Number(s)
32392100015000000263.0

WARRANTY DEED

THIS WARRANTY DEED dated June 17, 2019, by DiVosta Homes, L.P., a Delaware limited partnership, whose post office address is 4400 PGA Blvd. Suite 700, Palm Beach Gardens, FL33410, hereinafter called the grantor, to Peter Allan Anderson and Deborah Ross Anderson, husband and wife, whose post office address is 5080 Monroe Circle, Vero Beach, FL 32967, hereinafter called the grantee:

(Wherever 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)

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, to wit:

Lot 263, Lakes at Waterway Village PD - Pods M,N,O,P, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 44 through 53, inclusive, of the Public Records of Indian River County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2018.


WARRANTY DEED (Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


(Witness Signature)

Claudia Casasnovas


(Witness Signature)

Vanessa Youngblood

DiVosta Homes, L.P., a Delaware limited partnership

BY: DiVosta Homes Holdings, LLC, a Delaware limited liability company, its managing general partner

BY: 
Shane Jester, Homebuyer Coordinator

4400 PGA Blvd. Suite 700

(Address)

Palm Beach Gardens, FL33410

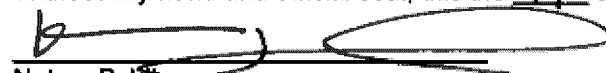
(Address)

STATE OF Florida

COUNTY OF Palm Beach

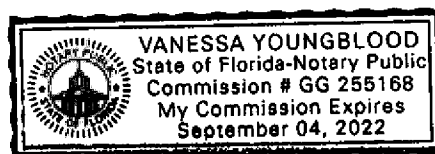
I, Vanessa Youngblood, a Notary Public of the County and State first above written, do hereby certify that Shane Jester, Homebuyer Coordinator of DiVosta Homes Holdings, LLC, a Delaware limited liability company, managing general partner of DiVosta Homes, L.P., a Delaware limited partnership, on behalf of the 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 14th day of June, 2019.


Notary Public

My Commission Expires: Vanessa Youngblood

(SEAL)



Warranty Deed (Individual to Individual)

Prepared by and return to:
 Scott Clements
 Area General Counsel
 DiVosta Homes
 2301 Lucien Way, Suite 155
 Maitland, Florida 32751

AFFIDAVIT

STATE OF FLORIDA COUNTY OF ORANGE

BEFORE ME, the undersigned officer authorized to administer oaths, on this day personally appeared **Scott M. Clements**, who upon being duly sworn, deposes and says:

1. He is over the age of eighteen (18) years and has personal knowledge of the facts stated herein.
2. He is Vice President, Area General Counsel, and Assistant Secretary of **Divosta Homes Holdings LLC**, a Delaware limited liability company (the "LLC"), and the LLC is the General Partner of **Divosta Homes, L.P.**, a Delaware limited partnership (the "Partnership"). The LLC has full authority to execute instruments on behalf of the Partnership and to fully bind the Partnership on such instruments.
3. The Partnership was formed under that certain Limited Partnership Agreement dated December 18, 2003 (the "Partnership Agreement").
4. The Partnership Agreement has not been changed or amended and is currently in full force and effect.
5. The individuals identified below have been duly authorized to execute documents on behalf of the LLC, as General Partner of the Partnership, in accordance with the Signing Power Resolutions adopted by the LLC as of September 10, 2009, currently in effect and attached hereto in pertinent part as Exhibit "A" (the "Signing Powers Resolution"), and such documents, properly executed by the individuals identified below, on behalf of the LLC, as General Partner of the Partnership, are binding upon the LLC and Partnership:

Peter Keane	Area President (Florida)
Brian Yonaley	Area Vice President – Finance (Florida)
Brent Baker	Division President (Southeast Florida)
[open]	Vice President (Southeast Florida)
Jason Pote	Director – Finance (Southeast Florida)
Daniel Bryce Langen	Vice President – Finance and Treasurer
Patrick Gonzalez	Vice President – Land Development and Acquisition (Southeast Florida)
Andrew Maxey	Director—Land Development and Acquisition (Southeast Florida)
Adam Garon	Vice President – Construction Operations (Southeast Florida)
Michael Blake Lapinsky	Vice President – Sales (Southeast Florida)
Dave Achee	General Sales Manager (Southeast Florida)
Joey Hartman	General Sales Manager (Southeast Florida)
Brandon Sechrist	Director – Purchasing (Southeast Florida)
Travis Hucks	Director of Product (Florida Zone)
Scott Clements	Vice President and Assistant Secretary

Additionally and specifically, **Laura Ray**, **Heather Overmyer**, and **Shane Jester**, as **Closing/Homebuyer Coordinators**, and **Dave Achee** and **Joey Hartman**, as **General Sales Managers**, have each been duly authorized individually to execute (i) contracts for the sale of residential homes or lots to consumers (not to another business), and (ii) deeds of conveyance and all other documents that are relevant or incident to the sale and closing of residential homes or lots to consumers (not to another business), including any mortgage-related documents, such as buydown agreements or other relevant documents, on behalf of the LLC, as General Partner of the Partnership, and such documents, properly executed by such individuals on behalf of the LLC as General Partner of the Partnership, are binding upon the LLC and Partnership. Any above-described documents properly executed prior to the date of this Affidavit by **Nicole Freitas**, as **Sales Accounting Manager** and/or **Laura Ray** as **Administrative Manager**, on behalf of the LLC, as General Partner of the Partnership, are and will remain binding upon the LLC and Partnership.

Exhibit A

6. The Signing Powers Resolution, Paragraph C., RESOLUTIONS, I-V, VII, and VIII, identifies certain titles in the Division Specific Signing Power sections, which titles are clarified and shall correspond as set forth below:
- A. Omission of the words "Gulf Coast," "North Florida," "West Florida," "Florida," "Southeast Florida" or "Southwest Florida" after an officer's name does not constitute improper, incomplete or incorrect execution and does not affect or limit the authority of the otherwise duly authorized officer in any way;
 - B. Division VP/Director of Finance shall mean either a Division-level (i.e., Southeast Florida-level) Vice President – Finance or a Director of Finance;
 - C. Division VP/Director of Land Development/Acquisition shall mean either a Division-level (i.e., a Southeast Florida-level) Vice President -- Land Development or Vice President – Land Acquisition; or either a Director of Land Development or a Director of Land Acquisition;
 - D. Division VP/Director of Construction Operations shall also mean either a Division-level (i.e., Southeast Florida-level) Vice President -- Construction Operations or a Director of Construction Operations;
 - E. Division/Project Controller shall also mean either Division Controller or Project Controller;
 - F. Division VP of Sales shall also mean Vice President – Sales.
7. The name of the sole general partner of the Partnership is DiVosta Homes Holdings LLC, a Delaware limited liability company.
8. Neither the Partnership nor any partner has been a debtor in a bankruptcy proceeding during the existence of the Partnership.
9. Neither the LLC nor the Partnership has ever been dissolved.
10. This Affidavit is given for the purposes of evidencing incumbency and authority of the employees named above and for identifying the partners in the Partnership.


Scott M. Clements

Sworn to and subscribed before me this 16th day of April, 2019, by Scott M. Clements, Vice President, Area General Counsel, and Assistant Secretary of Divosta Homes Holdings LLC, a Delaware limited liability company, on behalf of the LLC, as General Partner of Divosta Homes, L.P., a Delaware limited partnership, on behalf of the Partnership, who is personally known to me.

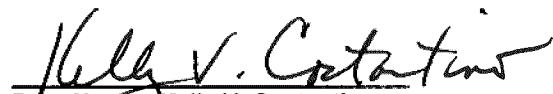

Print Name: Kelly V. Costantino
Notary Public, State of Florida
Commission No.: FF942099
Commission Expires: 01/23/2020

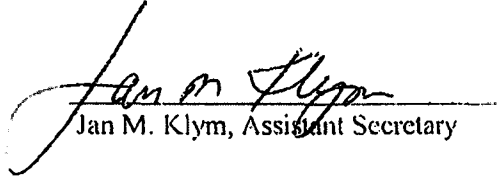


EXHIBIT A
SIGNING POWER RESOLUTIONS

**CERTIFIED RESOLUTIONS
OF THE BOARD OF MANAGERS OF
DIVOSTA HOMES HOLDINGS LLC**

I, Jan M. Klym, hereby certify that I am a duly elected and acting Assistant Secretary of DIVOSTA HOMES HOLDINGS LLC, a Delaware limited liability company, as General Partner of DiVosta Homes, L.P.; that attached is a true copy of the resolutions adopted by the Board of Managers of the Company at a special meeting duly called and held on September 10, 2009, in accordance with the provisions of the Delaware Limited Liability Company Act; and that such resolutions have not been rescinded or modified, and do not contravene any provisions of the Articles of Organization or Operating Agreement of said Company.

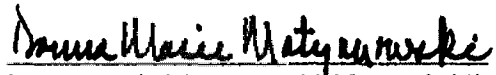
IN WITNESS WHEREOF, I have here unto set my hand this 10th day of September, 2009.


Jan M. Klym, Assistant Secretary

STATE OF MICHIGAN)
)
COUNTY OF OAKLAND)

On September 10, 2009, before me, Donna Marie Matyanowski, a Notary Public in and for said State, personally appeared Jan M. Klym, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Donna Marie Matyanowski, Notary Public
Oakland County, Michigan
My Commission Expires: 05/25/2013

DIVOSTA HOMES HOLDINGS, LLC
SIGNING POWER RESOLUTIONS

A. DEFINITIONS.

As used in these resolutions:

“signing power” means the power and authority to execute and deliver an agreement, instrument or other document.

“General Signing Power” means signing power relating to the ordinary course of business of DIVOSTA HOMES HOLDINGS, LLC (the “Company”) generally, without restriction to a particular Division or project, both in the Company’s own capacity and as general partner of DiVosta Homes, L.P., a Delaware Limited Partnership, and/or in any instances where it is the managing partner or managing member of a joint venture (the “Partnership”).

“Division Specific Signing Power” means signing power relating only to the ordinary course of business of a Division over which the officer, manager, or employee in question has management responsibility, both in the Company’s own capacity and as managing partner or managing member of the Partnership.

B. PURPOSE.

The purpose of these resolutions is to establish the signing power of certain employees of the Company, both in the Company’s own capacity and as managing partner or managing member of the Partnership. Copies of these resolutions may be delivered to title companies and other parties who require evidence of the signing power of an employee. No employee of the Company may subdelegate his or her signing power except as expressly provided in these resolutions by use of the words: “Other title(s) or person(s) designated in writing by . . .”.

C. RESOLUTIONS.

RESOLVED, that the following officers, managers, or employees of the Company shall have the General Signing Power or the Division Specific Signing Power , as indicated in the charts below:

Development of Real Property

- I. **General Development.** Applications, tentative and final subdivision plats and maps, development agreements, land development agreements, amenity contractor agreements and all other documents that are relevant or incident to the development of real property in which the Company or the Partnership has any interest, other than documents contemplated in part VI below:

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director Finance
Vice President	Division VP/Director of Land Development/Acquisition

House Construction Agreements. Contractor agreements, construction agreements, contracts, purchase orders, pricing schedules, scopes of work and all other documents that are relevant or incident to the construction of residential homes and amenities thereto in which the Company or the Partnership has any interest, other than documents contemplated in the paragraph immediately above this one:

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Construction Operations
Executive Vice President	Area Purchasing Director
Senior Vice President	Division President
Vice President	Division VP/Director Finance
	Division VP/Director of Construction Operations
	Division Purchasing Director/Manager

Storm Water Management

- II. Notices of intent, notices of termination, storm water pollution prevention plans, reports, certifications or other documentation that is relevant or incident to storm water management and erosion control in the development of real property and/or construction of homes in which the Company or the Partnership has any interest.

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director Finance
Vice President	Division VP/Director of Land Development/Acquisition
	Division Storm Water Compliance Representative

Sale and Closing of Residential Homes or Lots

- III. Contracts for the sale of residential homes or lots to consumers (not to another business).

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Division President
Executive Vice President	Division VP/Director Finance
Senior Vice President	Division Controller
Vice President	Division VP of Sales
	General Sales Manager
	Closing/Homebuyer Coordinator
	Any of the following employees of either Pulte Mortgage LLC or CTX Mortgage Company, LLC: Vice President, Branch Manager and Assistant Secretary

	Any of the following employees of either Sun City Title Agency, Inc. or PHC Title Corporation: Vice President, Escrow Manager, Escrow Supervisor, Director-Closing Services, and Title Officer
	Other title(s) or person(s) designated in writing by either the Area President or Area VP Finance

- IV. Deeds of conveyance and all other documents that are relevant or incident to the sale and closing of residential homes or lots to consumers (not to another business), including any mortgage-related documents, such as buydown agreements or other relevant documents.

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Division President
Executive Vice President	Division VP/Director Finance
Senior Vice President	Division Controller
Vice President	Division VP of Sales
	General Sales Manager
	Closing/Homebuyer Coordinator
	Any of the following employees of either Pulte Mortgage LLC or CTX Mortgage Company, LLC: Vice President and Branch Manager
	Any of the following employees of either Sun City Title Agency, Inc. or PHC Title Corporation: Vice President, Escrow Manager, Escrow Supervisor, Director-Closing Services, and Title Officer
	Other title(s) or person(s) designated in writing by either the Area President or Area VP Finance

Closing of the Purchase and Sale of Real Property

- V. Contracts, deeds and all other closing documents for the purchase or sale of real property (other than the sale and closing of residential homes or lots to consumers).

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President and General Counsel	Division VP/Director of Finance
Other title(s) or person(s) designated in writing by resolution(s) of the Board of Directors	Division VP of Land Development/Acquisition

Real Property Financing and Land Banking Transactions

- VI. Documents related to any of the following real property financings and land banking transactions:

- a. Traditional Financing. Loan agreements, security agreements, promissory notes, deeds of trust and all other documents that are relevant or incident to the financing of the purchase and/or development of real property.
- b. Special Taxing District Financing. Loan agreements, security agreements, promissory notes, deeds of trust and all other documents under which the Company or the Partnership is a party that are relevant or incident to a Special Taxing District Financing (defined below), other than documents contemplated in Guarantees and Environmental Indemnities.

“Special Taxing District Financing” means a financing through the issuance of bonds by a community development district, community facilities district, municipal utility district, county or municipal improvement district, tax incremental district or other similar special purpose unit of local government.

- c. Guarantees and Environmental Indemnities. Guarantees of payment or performance of the obligations of another entity (whether in the form of a payment guaranty, indemnity or other document), maintenance or remarketing guarantees and environmental indemnities in connection with development financing.

- d. Land Banking Transactions. Assignments of contracts to purchase real property, options to purchase real property, development agreements and other documents evidencing arrangements with an intermediary, such as a land banker, to purchase or develop real property.

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chief Financial Officer of the publicly traded ultimate parent	
Treasurer of the publicly traded ultimate parent	

Licenses

- VII. Documents necessary to obtain licenses and department of real estate public reports or similar documents in California and other states (such as, without limitation, Arizona and Nevada).

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director of Finance
Vice President	Division VP/Director Sales
	Division VP of Construction Operations
	Area VP/Division VP/Director Land Acquisition/Development

CC&Rs

- VIII. Restrictive covenants, conditions, restrictions, easements and other similar rights or restrictions, commonly known as CC&Rs, affecting real property or improvements on real property, and documents relating to CC&Rs, such as the organizational documents for the related homeowners' or property owners' association.

<i>General Signing Power</i>	<i>Division Specific Signing Power</i>
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director Finance
Vice President	Division VP/Director Land Acquisition/Development

RESOLVED FURTHER, that all lawful acts specifically described in the immediately preceding resolution, undertaken prior to the adoption of these resolutions, in the Company's own capacity or as managing partner or managing member of the Partnership, are hereby ratified, confirmed and adopted by the Company.

RESOLVED FURTHER, that any Signing Power Resolutions or Powers of Attorney and Grants of Agency previously issued or adopted by the Company are hereby terminated, revoked and superseded in their entirety by these resolutions.

Effective as of September 10, 2009.

* * * * *