

This Instrument Prepared by:

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

After Recording Return to:

Enrique M. Cepeda and Violet T. Cepeda
510 Caroline Drive
Vero Beach, FL 32968

Parcel Identification Number:
33-38-14-00002-0000-00017/0

(Space Above This Line For Recording Data)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this **16th day of October, 2019** between **GRBK GHO Properties LLC, a Florida Limited Liability Company**, whose mailing address is **590 Northwest Mercantile Place, Port St. Lucie, FL 34986** ("**Grantor**") to, **Enrique M. Cepeda and Violet T. Cepeda, husband and wife** whose mailing address is **510 Caroline Drive, Vero Beach, FL 32968** ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Indian River** County, Florida and fully described as follows:

Lot 17, Stoney Brook Farm, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 41 through 44, inclusive, of the Public Records of Indian River County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.


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

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:



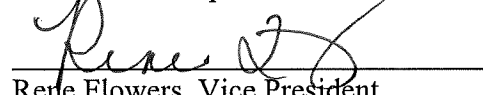
Print Name: Julie S Prouty



Print Name: Guy Magard

GRANTOR:

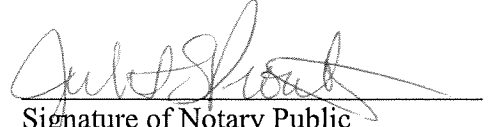
GRBK GHO Properties LLC



Rene Flowers, Vice President

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 10 day of October, 2019 by Rene Flowers, Vice President of GRBK GHO Properties LLC, a Florida Limited Liability Company.



Signature of Notary Public
Print, Type/Stamp Name of Notary



Julie S Prouty
Comm. # GG918795
Expires: January 29, 2023
Bonded Thru Aaron Notary

Personally known:
OR Produced Identification: _____

Type of Identification Produced: _____

Stoney Brook Farm Property Owners Association, Inc.

c/o A.R. Choice Management, Inc.
100 Vista Royale Blvd. Vero Beach, FL 32962
Phone (772) 567-0808 ~ Fax (772) 567-2551
JHartnett@ARChoice.com ~ Jessica@ARChoice.com

Certificate of Approval

This is to certify that **Enrique Cepeda** has/have been approved by the Stoney Brook Farm Property Owners Association, Inc. as the Purchaser of the following property in Indian River County, Florida **510 Caroline Dr.**

The Board of Directors of Stoney Brook Farm Property Owners Association, Inc. on behalf of the Association does hereby waive any right of first refusal and consents to the conveyance of the property described herein to the Grantee named herein.

Dated this 30th day of September, 2019

Stoney Brook Farm Property
Owners Association, Inc.

By John Hartnett
Community Association Manager

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 30th day of September, 2019 by John Hartnett

Who is personally known to me or has presented proof that he/she is a representative of Stoney Brook Farm Property Owners Association, Inc., a Florida not-for-profit corporation, pursuant to the authority duly vested in him/her, on behalf of said corporation.

Notary public, State of Florida

Tammie K Hill

My Commission expires: 6/3/23

