

This Instrument Prepared by:  
Zoei Padilla  
Supreme Title Solutions, LLC  
1410 19th Place  
Vero Beach, FL 32960

Parcel Identification Number:  
31392600047000000005.0  
313926000470000000055.0  
313926000470000000041.0

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### **Special Warranty Deed**

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this **10th day of October, 2019** between **Vero Beach PD Homes, LLC, a Florida Limited Liability Company**, whose mailing address is **7545 W. University Avenue, Suite A, Gainesville, FL 32607** ("**Grantor**") to, **GRBK GHO Orchid Cove, LLC, a Florida Limited Liability Company** whose mailing address is **590 Northwest Mercantile Place, Port St. Lucie, FL 34986** ("**Grantee**").

#### W I T N E S S E T H:

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:

***Lots 5, 41 and 55, Orchid Cove Subdivision, according to the map or plat thereof, as recorded in Plat Book 30, Pages 23 through 29, 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:

GRANTOR:

Print Name: JUAN RAMIREZ

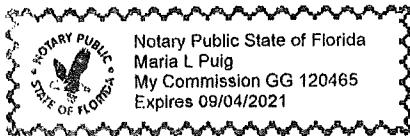
Adam Canter, Manager on behalf of Vero  
Beach PD Homes, LLC a Florida

Print Name: Stern Vice

STATE OF FLORIDA  
COUNTY OF PAIM Beach

The foregoing instrument was acknowledged before me this 10 day of October, 2019 by Adam Canter, Manager on behalf of Vero Beach PD Homes, LLC a Florida, a FL Limited Liability Company.

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



Personally known: ✓  
OR Produced Identification: \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_