

Prepared by:
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30 South Spring Street
Pensacola, Florida 32502
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Warranty Deed

This WARRANTY DEED, dated November 27, 2019 A.D. By:
B&G Landholdings, LLC, a Florida limited liability company
whose address is: 6150 Diamond Centre Ct. Ste 801, Fort Myers, Florida 33912,
hereinafter called the GRANTOR, to:
Adams Homes of Northwest Florida, Inc., a Florida corporation
whose post office address is: 3000 Gulf Breeze Parkway, Gulf Breeze, Florida 32563,
hereinafter called the GRANTEE:

(Whenever used herein the term "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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Indian River County, Florida, viz:

Lot 38, Block 501, Sebastian Highlands, Unit 15, according to the Plat thereof, recorded in Plat Book 8, Page(s) 44, of the Public Records of Indian River County, Florida.

Subject to covenants, conditions, restrictions, limitations, easements and agreements of record, if any; taxes and assessments for the year 2019 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that except as above noted, 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.

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 the following witnesses:

Sherry Gazda
Witness Printed Name Sherry Gazda

Karina Peralta
Witness Printed Name Karina Peralta

B&G Landholdings, LLC, a Florida limited liability company
BY: [Signature] (Seal)
Mark D'Hondt, Manager

State of FL
County of Lee

The foregoing instrument was sworn to, subscribed and acknowledged before me this 25th day of November, 2019, by Mark D'Hondt, Manager of B&G Landholdings, LLC, a Florida limited liability company, who is personally known to me or who has produced FL ID as identification.

Erin Bollinger
Notary Public
Print Name: Erin Bollinger
My Commission Expires: 3/4/23

