

Prepared by and return to:
DHI Title of Florida, Inc.
1430 Culver Dr. NE
Palm Bay, FL 32907
File Number: 106-192601647
Sales Price: \$457,361.28
Documentary Stamps: \$3,201.80

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GENERAL WARRANTY DEED

This General Warranty Deed made and entered into as of the **3rd** day of **January 2020**, by **LOST TREE PRESERVE, LLC**, a Florida limited liability company (hereinafter referred to as "Grantor"), whose address is 11300 US Highway One, Suite 100, Palm Beach Gardens, FL 33408, to **D.R. HORTON, INC.**, a Delaware corporation, whose address is 1430 Culver Drive, NE, Palm Bay, FL 32907 (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto said Grantee all that certain real property and the improvements thereon (hereinafter collectively referred to as the "Real Property") in County of **Indian River** Florida, more particularly described as follows:

Lots 23, 24, 25, 31, 33, 34, 35 and 36, Lost Tree Preserve PD, Phase 1, according to the map or plat thereof, recorded in Plat Book 30, Page(s) 1, of the Public Records of Indian River County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

SUBJECT TO the matters set forth on Exhibit "A" attached hereto and incorporated herein by reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in fee simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever, subject to the Permitted Exceptions; and (4) that the Real Property is free of all encumbrances except the Permitted Exceptions.

[Remainder of Page Intentionally Left Blank-Signatures Commence on Following Page]

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed as of the day and year first above written.

Witnesses:

Erin DePlato
Print Name: Erin DePlato

Natalie Germuro
Print Name: Natalie Germuro

"Grantor"

LOST TREE PRESERVE, LLC,
a Florida limited liability company

By: **Lost Tree Village Corporation,**
a Florida corporation, its Manager

By: Charles H. Stevens
Name: Charles H. Stevens
Title: Vice President

STATE OF FLORIDA

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of January, 2020, by Charles H. Stevens as Vice President of **Lost Tree Village Corporation**, a Florida corporation, the Manager of **LOST TREE PRESERVE, LLC**, a Florida limited liability company, on behalf of the company and the corporation. Said person ☒ is personally known to me or [] has produced _____ as identification.

Kathleen M. Garulli
Notary Public, State of Florida
Print Name: Kathleen M. Garulli
Commission Number: FF945007
My Commission Expires: February 25, 2020



Exhibit "A"

1. Taxes for the year 2019, which are not yet due and payable.
2. Reservations in favor of Trustees of the Internal Improvement Fund of the State of Florida as contained in that certain instrument recorded in Deed Book 35, Page 385, as affected by Quit Claim Deed recorded in Official Records Book 608, Page 1259, of the Public Records of Indian River County, Florida. NOTE: The right of entry and exploration associated with the oil and mineral reservation has been released pursuant to Sec 270.11.
3. Reservations in favor of Trustees of the Internal Improvement Fund of the State of Florida as contained in that certain instrument recorded in Deed Book 46, Page 171, as affected by Quit Claim Deed recorded in Official Records Book 608, Page 1260, of the Public Records of Indian River County, Florida. NOTE: The right of entry and exploration associated with the oil and mineral reservation has been released pursuant to Sec 270.11.
4. Easement in favor of Florida Power & Light Company recorded in Official Records Book 299, Page 216, of the Public Records of Indian River County, Florida.
5. Notice of Department of the Army Permit recorded in Official Records Book 2521, Page 634, of the Public Records of Indian River County, Florida.
6. Amended Easements as set forth in Official Records Book 2711, Page 2261, together with Notice of Substitution of Easement recorded in Official Records Book 2719, Page 2072, of the Public Records of Indian River County, Florida.
7. Restrictions, reservations, covenants, easements, conditions and all other matters as shown on Plat of Lost Tree Preserve PD, Phase 1, recorded in Plat Book 30, Page 1, of the Public Records of Indian River County, Florida.
8. Restrictive covenants, conditions, easements, stipulations, reservations, associations and other provisions, as contained in instrument recorded in Official Records Book 3134, Page 2324, of the Public Records of Indian River County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
9. Conservation Easement recorded in Official Records Book 3134, Page 2422, of the Public Records of Indian River County, Florida.
10. Subject to the rights of way for North Winter Beach Road, aka, 69th Street and South Winter Beach Road.
11. Riparian rights and littoral rights are not insured.