

Consideration: \$290,000.00
Documentary Stamps: \$2,030.00

**Prepared by and after recording
return to:**

Terri Rinna
Supreme Title Solutions, LLC
1410 19th Place
Vero Beach, FL 32960

Parcel No.: 32391600012000000051.0
32391600012000000058.0
32391600012000000059.0
32391600012000000084.0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“**Deed**”) is made as of the 20th day of February, 2020, by DIVENTURES, LLC, a Minnesota limited liability company, (“**Grantor**”), whose mailing address is 410 Main Avenue East, Gaylord, Minnesota 55334, in favor of GRBK GHO Bent Pine, LLC, a Florida Limited Liability Company (“**Grantee**”), whose mailing address is 590 NW Mercantile Place, Port St. Lucie, Florida 34986.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto Grantee and Grantee’s heirs, successors and assigns, the following described land located in Indian River County, Florida (“**Property**”), shown on the below described plat (the “**Plat**”):

Lots 51, 58, 59 and 84, Bent Pine Preserve Phase 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 67 through 76, inclusive, of the Public Records of Indian River County, Florida.

TO HAVE AND TO HOLD the Property unto Grantee, Grantee’s heirs, successors and assigns in fee simple forever.

RESERVING, HOWEVER, to Grantor: (a) the right to use any and all access easements as shown on the Plat; and (b) any and all other easements shown on the Plat which the Plat states are intended to benefit Grantor.

AND SUBJECT TO current taxes, all matters appearing on the Plat, the Declaration of Restrictive Covenants recorded in Official Records Book 3230, Page 1958, the Declaration of Covenants, Conditions and Restrictions for Bent Pine Preserve recorded in Official Records Book 3214, Page 841, as may be supplemented and amended from time to time, and all other matters heretofore recorded with respect to the Property, in the Public Records of Indian River County, Florida.

And, subject to the exceptions and reservations noted in this Deed, Grantor does hereby covenant with Grantee that the Property is free from all encumbrances made by Grantor, and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

[Signature page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date aforesaid.

GRANTOR:

DIVENTURES, LLC,
a Minnesota Limited Liability Company

Signed, sealed and delivered
in the presence of:

By: [Signature]
Lincoln Langhorst, President

[Signature]
Signature of Witness #1

Marjorie Baca
Typed/Printed Name of Witness #1

[Signature]
Signature of Witness #2

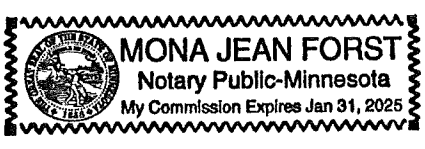
Justin Sandman
Typed/Printed Name of Witness #2

STATE OF Minnesota

COUNTY OF Sibley

I, Mona Forst, a Notary Public of the County and State first above written, do hereby certify that the foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 18 day of February, 2020 by Lincoln Langhorst, as President of DiVentures, LLC, a Minnesota Limited Liability Company.

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



Personally known:
OR Produced Identification: _____

Type of Identification Produced: _____