

Prepared by after Recording Return to:

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

Parcel Identification Number:  
31-39-26-00047-0000-00054/0

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(Space Above This Line For Recording Data)

### **Special Warranty Deed**

THIS SPECIAL WARRANTY DEED (this “Deed”) is made as of this **7th day of July, 2020** between **Vero Beach PD Homes, LLC., a Florida Limited Liability Company**, whose mailing address is **7545 West University Avenue, Gainesville, FL 32607** (“Grantor”) to, **GRBK GH0 Orchid Cove, LLC., a Florida Limited Liability Company** whose mailing address is **590 Northwest Mercantile Place, Port St. Lucie, FL 34986** (“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 54, Orchid Cove Subdivision, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 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 2020 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:

Witness #1 Signature

Witness #1 Print Name

Witness #2 Signature

Witness #2 Print Name

GRANTOR:

Vero Beach PD Homes, LLC., a Florida  
Limited Liability Company

Adam Canter, Manager

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online  
notarization this 6 day of July, 2020 by Adam Canter Manager of Vero Beach PD Homes, LLC., a Florida  
Limited Liability Company

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

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

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

