

This Instrument Prepared by:

Jason Beal
Atlantic Coastal Land Title Company, LLC
855 21st Street
Suite C
Vero Beach, FL 32960

After Recording Return to:

Danielle Lin Sonntag and Benjamin Joseph Sonntag
6342 Arcadia Square
Vero Beach, FL 32966

Parcel Identification Number:

32393200027000000063.0

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Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this 8th day of October, 2020, between **NVR, INC., a Virginia Corporation**, whose mailing address is 2005 Vista Parkway, West Palm Beach, FL 33411 ("**Grantor**") to, **Danielle Lin Sonntag and Benjamin Joseph Sonntag, wife and husband**, whose mailing address is 6342 Arcadia Square, Vero Beach, FL 32966 ("**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 63, Arcadia Subdivision - Phase 2, according to the plat thereof as recorded in Plat Book 31, Pages 44 through 47, 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:

Adrienne Marion
Print Name: Adrienne Marion

Amy Dolbow
Print Name: AMY DOLBOW

GRANTOR:

NVR, INC., a Virginia corporation

Jon Long
Jon Long, 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 8th day of October, 2020, by Jon Long, Vice President of NVR, INC., a Virginia Corporation, on behalf of the Corporation.

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



BRITTANY FRASER
Commission # GG 960116
Expires February 19, 2024
Bonded Thru Budget Notary Services

Personally known:
OR Produced Identification: _____

Type of Identification Produced: _____