

Consideration: \$303,050.00
Documentary Stamps: \$2,121.70

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

Rachael L. Greenstein, Esq.
FELDMAN & MAHONEY, P.A.
2240 Belleair Road, Suite 210
Clearwater, Florida 33764

Parcel Nos.: 32-39-16-00012-0000-00015.0;
32-39-16-00012-0000-00064.0;
32-39-16-00012-0000-00083.0; and
32-39-16-00012-0000-00094.0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("**Deed**") is made as of the 25th day of January, 2021, by DIVENTURES, LLC, a Minnesota limited liability company, ("**Grantor**"), whose mailing address is 410 Main Avenue East, Gaylord, Minnesota 55334, in favor of LIFE STYLE HOMES BUILDERS, INC., a Florida corporation ("**Grantee**"), whose mailing address is 3453 West New Haven Avenue, West Melbourne, Florida 32904.

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 15, 64, 83 and 94, BENT PINE PRESERVE PHASE 1, according to the plat thereof, recorded in Plat Book 30, Pages 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 concurrent herewith, the Declaration of Covenants, Conditions and Restrictive 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 on following page.]

[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
Stephanie Dawson
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

The foregoing instrument was acknowledged before me by means of /X/ physical presence or / online notarization this 13 day of January, 2021, by Lincoln Langhorst as President of DIVENTURES, LLC, a Minnesota limited liability company, on behalf of the company, who /X/ is personally known to me or / produced _____ as identification.

[Signature]
NOTARY PUBLIC
Print or Stamp Name: Mona Jean Forst
My Commission Expires: 1/31/25
Affix Notary Seal:

