

Prepared by and Return to:
Steel City Title
Shawn Roach
3999 West First Street (S.R. 46)
Sanford, Florida 32771
Our File Number: SCT20-3617
\$345,000.00

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For official use by Clerk's office only

STATE OF Florida) **SPECIAL WARRANTY DEED**
COUNTY OF Indian River) (Corporate Seller)
)

THIS INDENTURE, made this January 15, 2021, between Celtic Contacts Inc. a Florida corporation, a corporation, whose mailing address is: 825 13th Ln, Vero Beach, Florida 32960, party of the first part, and Maronda Homes, LLC of Florida, a Florida limited liability company, whose mailing address is: 1686 W Hibiscus Blvd, Melbourne, Florida 32901, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lot 19, Block A, Vero Lake Estates Unit C, according to map or plat thereof as recorded in Plat Book 5, Page 31, of the Public Records of Indian River County, Florida.

Lots 10 and 11, Block A, Vero Lake Estates Unit C, according to map or plat thereof as recorded in Plat Book 5, Page 31, of the Public Records of Indian River County, Florida.

Lot 21, Block A, Vero Lake Estates Unit C, according to map or plat thereof as recorded in Plat Book 5, Page 31, of the Public Records of Indian River County, Florida.

Lot 11, Block A, Vero Lake Estates Unit D, according to map or plat thereof as recorded in Plat Book 5, Page 38, of the Public Records of Indian River County, Florida.

Lots 16 and 17, Block A, Vero Lake Estates Unit D, according to map or plat thereof as recorded in Plat Book 5, Page 38, of the Public Records of Indian River County, Florida.

Lot 20, Block A, Vero Lake Estates Unit D, according to map or plat thereof as recorded in Plat Book 5, Page 38, of the Public Records of Indian River County, Florida.

Lots 18 and 19, Block A, Vero Lake Estates Unit D, according to map or plat thereof as recorded in Plat Book 5, Page 38, of the Public Records of Indian River County, Florida.

Lot 1, Block C, Vero Lake Estates Unit N, according to map or plat thereof as recorded in Plat Book 6, Page 19, of the Public Records of Indian River County, Florida.

Parcel ID Number: *N/A*

Property Address: VERO BEACH, FLORIDA 32967

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD the same in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on January 15, 2021.

Signed, sealed and delivered in the presence of:

Celtic Contacts Inc. a Florida corporation

Jennifer Woods

Witness signature

Jennifer Woods

Print witness name

Rene M Cox

Witness signature

Rene M Cox

Print witness name

By: *Peter Dobson*

Print Name: Peter Dobson
Title: President/Director

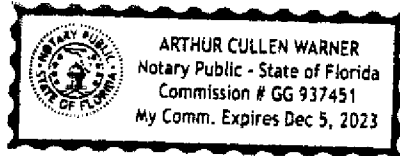
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State of Florida

County of INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of JANUARY 2021, by Peter Dobson, President/Director of Celtic Contacts Inc. a Florida corporation.

[SEAL]
Online Notary



Arthur Warner

Signature of Notary Public
Personally Known OR
Produced Identification _____
Type of Identification Produced _____