

Prepared by and Return to:  
Steel City Title  
Shawn Roach  
3999 West First Street (S.R. 46)  
Sanford, Florida 32771  
Our File Number: SCT20-3815  
\$50,000.00

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### Special Warranty Deed

Made this 10<sup>th</sup> day of February 2021 A.D., By **John T Gideon and Theresa G Cousens**, whose post office address is: 4010 Baldwin Dr, Micco, Florida 32976, hereinafter called the grantor, to **Maronda Homes, LLC of Florida**, a Florida **limited liability company**, whose post office address is: 1686 W Hibiscus Blvd, Melbourne, Florida 32901, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Indian River County, Florida, viz:

Lot 2, Block 291, Sebastian Highlands Unit 11, according to map or plat thereof as recorded in Plat Book 7, Pages 56, 56A through 56L, inclusive, of the Public Records of Indian River County, Florida.

Parcel ID Number: 31382500001291000002.0

Property Address: 408 CHALOUPE TERR, SEBASTIAN, FLORIDA 32958

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.

**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 grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

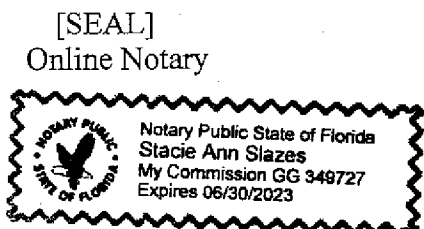
Cecilya F. Plante  
Witness Printed Name Cecilya F. Plante

Stacie A. Slazes  
Witness Printed Name STACIE A. SLAZES

John T Gideon (Seal)  
**John T Gideon**  
Address: 4010 Baldwin Dr  
Micco, Florida 32976

State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10<sup>th</sup> day of FEBRUARY 2021, by John T Gideon.



Stacie A. Slazes  
Signature of Notary Public  
Personally Known  OR  
Produced Identification   
Type of Identification Produced DRIVERS LICENSE

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Carolyn F Plante  
Witness Printed Name Carolyn F Plante

Theresa G Cousens (Seal)  
Theresa G Cousens  
Address: 166 Howard St  
Northborough, Massachusetts 01532

Stacie A Slazes  
Witness Printed Name STACIE A SLAZES

State of Florida ~~Massachusetts~~  
County of Worcester

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 8<sup>th</sup> day of FEBRUARY 20 21, by Theresa G Cousens.

[SEAL]  
Online Notary

Stacie A Slazes  
Signature of Notary Public  
Personally Known  OR  
Produced Identification   
Type of Identification Produced  
DRIVERS LICENSE

