

Prepared By and Return To:

DHI Title of Florida, Inc.
Attn: Meg Balke
1430 Culver Drive NE
Palm Bay, FL 32907
Order No.: 106-212600597

Property Appraiser's Parcel I.D. (folio) Number:
31382500001345000018/0

Sales Price: \$51,200.00

Documentary Stamps: \$ 358.40

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made and entered into this 20th day of May, 2021 by David Ferrara and Wendy Ferrara, husband and wife, (hereinafter referred to as "Grantor"), and whose address is 11 Larson Lane, Mt Arlington, NJ 07856, to D.R. Horton, Inc., a Delaware corporation, whose address is 1430 Culver Drive NE, Palm Bay, FL 32907, (hereinafter referred to as "Grantee").

GRANTOR HEREBY WARRANTS AND CERTIFIES THAT THE PROPERTY DESCRIBED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR, AND NEITHER GRANTOR NOR GRANTOR'S SPOUSE OR DEPENDENTS RESIDE ON THE PROPERTY OR ANY LAND CONTIGUOUS THERETO, AND THE PROPERTY IS VACANT.

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto said Grantee all that certain real property and the improvements thereon (hereinafter collectively referred to as "the Real Property") in Indian River County, Florida more particularly described as follows:

Lot 18, Block 345, SEBASTIAN HIGHLANDS UNIT 11, according to the plat thereof, as recorded in Plat Book 7, Pages 56, 56A through 56L, of the Public Records of Indian River County, Florida

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in Fee Simple forever.

SUBJECT TO the matters set forth on Exhibit "A" attached hereto and incorporated herein by reference (the "Permitted Exceptions").

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in Fee Simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever; and (4) that the Real Property is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

[SIGNATURE ON NEXT PAGE]

GENERAL WARRANTY DEED

(Continued)

File No. 106-212600597

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered in presence of:

Jeff Bonham
Witness Signature

JEFF BONHAM
Printed Name of First Witness

David Ferrara
David Ferrara

Wendy Ferrara
Wendy Ferrara

Cindy Evans
Witness Signature

CINDY EVANS
Printed Name of Second Witness

STATE OF New Jersey

COUNTY OF Sussex

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 18 day of May, 2021, by David Ferrara and Wendy Ferrara, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for purposes therein contained.

[Signature]
Notary Public

My Commission Expires:

(SEAL)

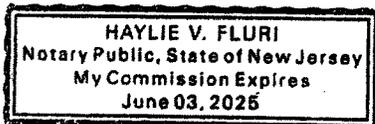


Exhibit "A"

1. Taxes and assessments for the year 2021 and subsequent years which are not yet due and payable.
2. Restrictions, reservations, covenants, easements, conditions and all other matters recorded in Official Records Book 222, Page 1, as amended in Official Records Book 393, Page 521, of the Public Records of Indian River County, Florida.
3. Restrictions, reservations, covenants, easements, conditions and all other matters as shown on Plat recorded in Plat Book 7, Pages 56, 56A through 56L, of the Public Records of Indian River County, Florida.
4. Assignment of Plat and other Easements recorded in Official Records Book 1000, Page 984, and in Official Records Book 1074, Page 140, of the Public Records of Indian River County, Florida.