

This Instrument Prepared by:
Althea James
Supreme Title Solutions, LLC
1410 19th Place
Vero Beach, FL 32960

Parcel Identification Number:
32-39-21-00016-0000-00040/0



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Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of this **21st day of January, 2022** between **GRBK GHO Arabella Reserve, LLC, a Florida Limited Liability Company**, whose mailing address is **590 Northwest Mercantile Place, Port St. Lucie, FL 34986** ("Grantor") to, **Dennis Ken Wah Moy and Molly Anne Moy, husband and wife** whose mailing address is **4757 Arabella Circle, Vero Beach, FL 32967** ("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 40, Arabella Reserve, according to the map or plat thereof, as recorded in Plat Book 31, Page(s) 54 through 57, inclusive, of the 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 2022 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:

GRANTOR:

GRBK GHO Arabella Reserve, LLC

[Signature]
Print Name: Victoria Groothouse

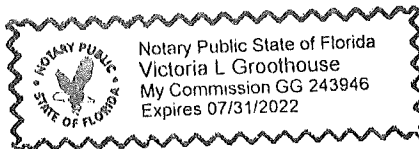
[Signature]
Rene Flowers, Vice President

[Signature]
Print Name: Rebecca Dime

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of January, 2021 by Rene Flowers, Vice President on behalf of GRBK GHO Arabella Reserve, LLC, a Florida Limited Liability Company.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known: [initials]
OR Produced Identification: _____

Type of Identification Produced: _____