

Prepared by and return to:
Oceanside Title & Escrow, Inc.
3501 Ocean Drive
Vero Beach, FL 32963

SPECIAL WARRANTY DEED

THIS DEED IS GIVEN AS A RECONVEYANCE OF THE PROPERTY DESCRIBED HEREIN, WHICH PROPERTY WAS ERRONEOUSLY CONVEYED BY FORTIR LLC TO TBS CONSTRUCTION OF INDIAN RIVER, INC., DUE TO THE MISTAKEN USE OF THE WRONG LEGAL DESCRIPTION IN THAT CERTAIN DEED RECORDED IN O.R. BOOK 3489, PAGE 1504. AS A RESULT, THIS IS FOR CORRECTIVE PURPOSES ONLY, AND NO DOCUMENTARY STAMP TAXES ARE DUE AND PAYABLE.

THIS INDENTURE, made this 3rd day of January, 2022 by and between TBS Construction of Indian River, Inc., a Florida corporation, whose mailing address is 6245 1st Street SW, Vero Beach, FL 32968 ("Grantor"), and Fortir LLC, a Florida limited liability company, whose mailing address is 4034 Eagles Nest Drive, Valrico, FL 33596 ("Grantee").

W I T N E S S E T H :

That Grantor, for and in consideration of the sum of (\$10.00) TEN DOLLARS and other good and valuable consideration to Grantor in hand paid by Grantee, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee and Grantee's heirs and assigns forever, the following described real property ("Property"), situate, lying and being in Indian River County, Florida:

LOT 9, BLOCK C, VERO LAKE ESTATES UNIT H-3, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 18, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

SUBJECT to taxes for the current year, covenants, restrictions, and easements of record, if any.

To have and to hold the same in fee simple forever.

And Grantor does hereby fully warrant the title to said the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through, or under the Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

TBS CONSTRUCTION OF INDIAN RIVER, INC., a Florida corporation

[Handwritten Signature]
(Witness Signature)

Print Name: **PATRICIA A. HORN**

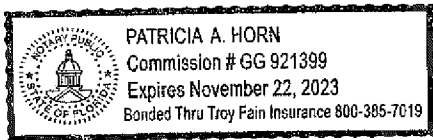
By: *[Handwritten Signature]*
Printed Name: **Thomas B. Springer**
Title: President

[Handwritten Signature]
(Witness Signature)

Print Name: **DONALD B. WOMERSLEY**

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 13th day of September, 2022, by Thomas B. Springer, as President of TBS Construction of Indian River, Inc., a Florida corporation, who appeared by **physical presence** or **online notarization**, and who is personally known to me or has produced valid driver's license as identification.



[Handwritten Signature]
Notary Public, State of Florida
Print Name: **PATRICIA A. HORN**

[PLACE NOTARY SEAL/STAMP]