

This Instrument Prepared by
Joseph C. Russo, Esq.
Joseph C. Russo P.A.
3708 West Euclid Ave.
Tampa, FL 33629

Return to:
Christine Mendes
NVR Settlement Services, Inc.
1450 Centrepark Blvd, Suite 250
West Palm Beach, FL 33401

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it:

Property Appraisers Parcel I.D. (Folio) Number(s):
32391000007000000170.0

File No.: 534-00667-21

SPECIAL WARRANTY DEED

This Special Warranty Deed made the 25th day of FEBRUARY, 2022, by NVR, INC., a Virginia corporation, whose post office address is 1450 Centrepark Blvd, Suite #340, West Palm Beach, FL 33401, hereinafter called the Grantor,

to Jeffery Lynn FLEMING and Julie L FLEMING, a married couple, as Tenants by the Entirety whose post office address is 4213 KEESON CIRCLE, Vero Beach, FL, 32967, hereinafter called the Grantee,

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situate in Indian River County, Florida, viz:

Lot 170, as shown on a plat entitled "LOST TREE PRESERVE PD, PHASES 2 AND 3" recorded in Plat Book 31, pages 69 through 76, of the Public Records of Indian River County, Florida.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor 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 said Grantor, but against none other.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, seal, and by its proper officers thereunto duly authorized the day and year first above written.

NVR, Inc.,
a Virginia corporation

By: [Signature]
Name: Ryan Johnson
Title: Vice President

Signed, sealed and delivered in
the presence of:

Witness Signature: C. Hammock

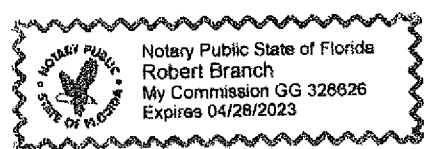
Witness Printed Name: Crystal Hammock

Witness Signature: Evelyn Jaramillo

Witness Printed Name: Evelyn Jaramillo

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing Instrument was acknowledged before me by means of physical presence or online notarization this 25th day of FEBRUARY, 2022, by Ryan Johnson, who is the Vice President of NVR, Inc., a Virginia corporation, on behalf of the corporation. He/She is personally known to me or has produced a driver's license(s) as identification.



[Signature]
Printed Name: **Robert Branch**
NOTARY PUBLIC
Serial No.:
My Commission expires: