

Prepared by and Return to:
Steel City Title
Keri Sturgeon
3999 West First Street (S.R. 46), Sanford, Florida 32771
Sanford, Florida 32771
File Number: SCT22-274

\$ 343,650.00

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this 2nd day of May, 2022, between Maronda Homes, LLC of Florida, a Florida limited liability company, successor by conversion to Maronda Homes, Inc. of Florida, a Florida Corporation pursuant to Certificate of Conversion filed December 20, 2019 and effective December 31, 2019. Conversion and LLC Affidavits recorded in Official Records Book 9514, Pages 1642 through 1646, Seminole County Florida whose mailing address is: 1686 W HIBISCUS BLVD MELBOURNE, FLORIDA 32901, hereinafter called the grantor, to STEPHAN MICHAEL FRANZONE AND KATHLEEN MICHELLE FRANZONE, HUSBAND AND WIFE, whose mailing address is: 408 CHALOUPPE TER, SEBASTIAN, FLORIDA 32958, 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 AND NO/100 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 the map or plat thereof, as recorded in Plat Book 7, Page(s) 56, 56A through 56L, inclusive, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 31-38-25-00001-2910-00002/0

Subject, however, to the taxes for the current year, all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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.

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

Signed, sealed and delivered
in the presence of:

Maronda Homes, LLC. of Florida, a Florida
limited liability company

MBB
Witness signature

[Signature]
By:

Milagros Brooks
Print witness name

Print Name: LESLIE ANDERSON
Title: Vice President

[Signature]
Witness signature

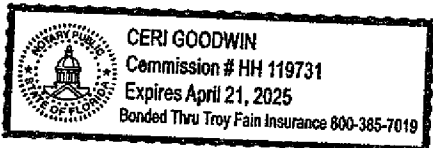
(Corporate Seal)

CERI GOODWIN
Print witness name

State of Florida
County of: BREVARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of MARCH 2022, by LESLIE ANDERSON the Vice President of Maronda Homes, LLC. of Florida, a Florida limited liability company.

[SEAL]
Online Notary



[Signature]
Signature of Notary Public

Personally Known OR
Produced Identification
Type of Identification Produced