

PREPARED BY AND RETURN TO:

David N. Sowerby, Esq.
DAVID N. SOWERBY, P.L.
2940 South 25th Street
Fort Pierce, FL 34981

Parcel I.D. No. 33391300000100000016.1

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Special Warranty Deed

This Special Warranty Deed made this 3rd day of June, 2022 between MALCOLM E. BROWN, JR., a married adult, and REX E. DEFFENDALL, a single adult, whose post office address is 368 S. Tangerine Sq., SW, Vero Beach, FL 32968, Grantor, and DK INVESTORS, INC., a Texas corporation, whose post office address is 14592 Evergreen Court, Addison, TX 75001, Grantee:

(Whenever used herein the terms 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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in **Indian River, Florida**, to-wit:

From the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 18, Township 33 South, Range 40 East, run North 332.08 feet; thence West 736.50 feet to the Point of Beginning; run West 170.00 feet; thence Northwesterly along the East right of way line of U.S. Highway One 170.98 feet to a point; thence run East 252.06 feet to a point; thence run South 150.00 feet to the Point of Beginning. Said land situated in Section 13, Township 33 South, Range 39 East, Indian River County, Florida.

Less and Except that portion taken for U.S. Highway One by Orders recorded in Official Records Book 1665, Page 616, and Official Records Book 2255, Page 2387, of the Public Records of Indian River County, Florida.

Grantor warrants that the property is not their homestead, nor is it contiguous to their homestead.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2021.

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

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: David N. Sowerby

[Signature]
Witness Name: Frank Probst

[Signature]
Witness Name: David N. Sowerby

[Signature]
Witness Name: Frank Probst

[Signature]
MALCOLM E. BROWN, JR.

368 S. Tangerine Sq., SW
Vero Beach, FL 32968

[Signature]
REX E. DEFFENDALL

8545 DeHavilland Court
Vero Beach, FL 32968

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of May, 2022 by MALCOLM E. BROWN, JR. and REX E. DEFFENDALL, who are is personally known to me or produced a driver's licenses as identification.

[Notary Seal]

[Signature]
Notary Public

