

Prepared by and return to:
DHI Title of Florida, Inc.
Heather Andrews
1430 Culver Dr. NE
Palm Bay, FL 32907
File Number: 106-222601606
Sales Price: \$390,000.00
Documentary Stamps: \$2730.00

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GENERAL WARRANTY DEED

This General Warranty Deed made and entered into this 14 day of **October 2022**, by **JS Vero, LLC, a Florida limited liability company** (hereinafter referred to as "Grantor"), whose address is 1848 Wilbur Ave., Vero Beach, FL 32960 to **D.R. Horton, Inc., a Delaware corporation**, whose address is 1430 Culver Drive, NE, Palm Bay, FL 32907, (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto said Grantee all that certain real property and the improvements thereon (hereinafter collectively referred to as the "Real Property") in County of **Indian River**, Florida, more particularly described as follows:

PARCEL 1

Lot 2, Block 121, VERO BEACH HIGHLANDS UNIT FOUR, according to the map or plat thereof, recorded in Plat Book 8, Pages 38, 38A through 38F, Public Records of Indian River County, Florida.

PARCEL 2

Lot 8, Block 122, VERO BEACH HIGHLANDS UNIT FOUR, according to the map or plat thereof, recorded in Plat Book 8, Pages 38, 38A through 38F, Public Records of Indian River County, Florida.

PARCEL 3

Lot 3, Block 140, VERO BEACH HIGHLANDS UNIT FOUR, according to the map or plat thereof, recorded in Plat Book 8, Pages 38, 38A through 38F, Public Records of Indian River County, Florida.

PARCEL 4

Lot 22, Block 74, VERO BEACH HIGHLANDS UNIT THREE, according to the map or plat thereof, recorded in Plat Book 8, Pages 41 and 41A, Public Records of Indian River County, Florida.

PARCEL 5

Lot 10, Block 76, VERO BEACH HIGHLANDS UNIT THREE, according to the map or plat thereof, recorded in Plat Book 8, Pages 41 and 41A, Public Records of Indian River County, Florida.

PARCEL 6

Lot 13, Block 76, VERO BEACH HIGHLANDS UNIT THREE, according to the map or plat thereof, recorded in Plat Book 8, Pages 41 and 41A, Public Records of Indian River County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

SUBJECT TO the matters set forth on Exhibit "A" attached hereto and incorporated herein by reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in fee simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever, subject to the Permitted Exceptions; and (4) that the Real Property is free of all encumbrances except the Permitted Exceptions and taxes accruing subsequent to December 31, 2020

[Remainder of Page Intentionally Left Blank-Signatures Commence on Following Page]

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed as of the day and year first above written.

Sally Rogers
Witness 1 Signature

Sally Rogers
Witness 1 Printed

Deanna Hamilton
Witness 2 Signature

Deanna Hamilton
Witness 2 Printed

JS Vero, LLC,
a Florida limited liability company

By: Chad A. Kelly
Chad A. Kelly, Manager

STATE OF Florida
COUNTY OF Indian River

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 14 day of October, 2022, by **Chad A. Kelly as Manager of JS Vero, LLC, a Florida limited liability company**, on behalf of the company. He/She is ☒ personally known to me or () has produced _____ as identification.

Sally Rogers
Notary Public
My Commission Expires: 7/31/25

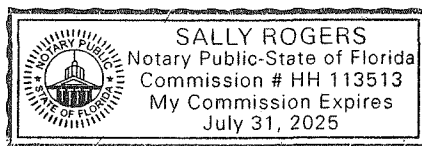


Exhibit "A"

1. Taxes for the year 2022, which are not yet due and payable.

PARCEL 1, PARCEL 2, PARCEL 3

2. Restrictions, reservations, covenants, easements, conditions and all other matters as shown on Plat recorded in Plat Book 8, Pages 38, 38A through 38F, of the Public Records of Indian River County, Florida.
3. Restrictive covenants, conditions, easements, stipulations, reservations, associations and other provisions, as contained in instrument recorded in Official Records Book 382, Page 452, amended in Official Records Book 611, page 1494, Official Records Book 641, Page 2815, Official Records Book 701, Page 1714, Official Records Book 2914, Page 2414, Official Records Book 3032, Page 1662, of the Public Records of Indian River County, Florida.

PARCEL 4, PARCEL 5, PARCEL 6

4. Restrictions, reservations, covenants, easements, conditions and all other matters as shown on Plat recorded in Plat Book 8, Page 41 and 41A, of the Public Records of Indian River County, Florida.
5. Restrictive covenants, conditions, easements, stipulations, reservations and other provisions, as contained in instrument recorded in Official Records Book 382, Page 445, amended in Official Records Book 386, Page 359, Official Records Book 3017, Page 1903, of the Public Records of Indian River County, Florida.