

Prepared by and Return to:  
Steel City Title  
Mary Pollard  
3999 West First Street (S.R. 46)  
Sanford, Florida 32771  
Our File Number: SCL23-042  
\$580,360.00

**For official use by Clerk's office only**

STATE OF Florida )  
COUNTY OF Indian River )

**SPECIAL WARRANTY DEED**  
(Corporate Seller)

THIS INDENTURE, made this February 8, 2023, between Harmony Reserve, LLC, a Florida limited liability company, whose mailing address is: 3880 39th Square, Vero Beach, Florida 32960, party of the first part, and Maronda Homes, LLC of Florida, a Florida Limited Liability Company, whose mailing address is: 1686 W. Hibiscus Blvd, Melbourne, Florida 32901, party/parties of the second part,

**WITNESSETH:**

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lots, 328D, 333D, 340D, 372D, 373D, 377D, 380D, 396D and 397D, Harmony Reserve P.D. - Phase 4, according to the plat thereof as recorded in Plat Book 32, Pages 1 through 5, Public Records of Indian River County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Subject, however, to 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.

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

AND the party of the first part hereby covenants with said party of the second part, 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 party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on February 10, 2023.

Signed, sealed and delivered  
in the presence of:

Harmony Reserve, LLC, a Florida limited liability company

Jodie L. Faulk  
Witness signature

Jodie L. Faulk  
Print witness name

Robert J. Votaw  
Witness signature

ROBERT J. VOTAW  
Print witness name

By: [Signature]  
Print Name: Jim Adams  
Title: Manager

(Corporate Seal)

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8<sup>th</sup> day of February, 2023, by Jim Adams, Manager of Harmony Reserve, LLC, a Florida limited liability company.

[SEAL]  
Online Notary



[Signature]  
Signature of Notary Public  
Personally Known ☒ OR  
Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_