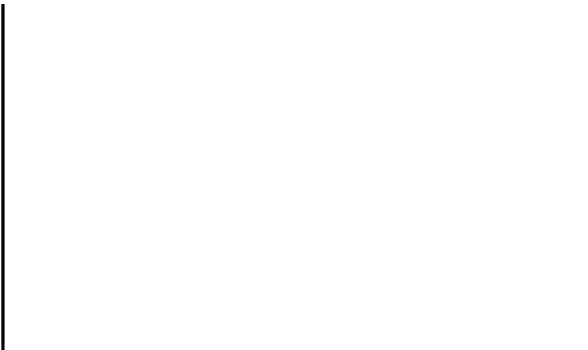


This Instrument Prepared by:
Althea James
Supreme Title Solutions, LLC
1410 19th Place
Vero Beach, FL 32960

Parcel Identification Number:
32392300030000000078.0



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Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this **31st day of March, 2023** between **GRBK GHO Luxury Homes, LLC, a Florida Limited Liability Company**, whose mailing address is **590 Northwest Mercantile Place, Port St. Lucie, FL 34986** ("**Grantor**") to, **Patricia Simm, a single woman** whose mailing address is **2193 Falls Manor, Vero Beach, FL 32967** ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Indian River County, Florida** and fully described as follows:

Lot 78, The Falls III at Grand Harbor, Plat 32, according to the map or plat thereof, as recorded in Plat Book 29, Page(s) 28 through 32, inclusive, of the Public Records of Indian River County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

[Signature]
Print Name: Victoria Hentz

[Signature]
Print Name: VERONICA J. CARASCIO

GRANTOR:

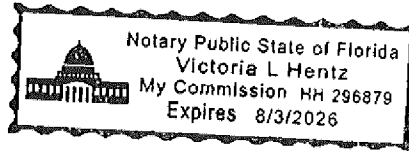
GRBK GHO Luxury Homes, LLC

[Signature]
Rene Flowers, Vice President

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 10 day of March, 2023 by Rene Flowers, Vice President on behalf of GRBK GHO Luxury Homes, LLC, a Florida Limited Liability Company.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known: X
OR Produced Identification:

Type of Identification Produced: