

Prepared by and return to:

Lulich & Attorneys
1069 Main Street
Sebastian, FL 32958
(772) 589-5500
File Number: 23-478

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Special Warranty Deed

This Special Warranty Deed made this 31 day of August, 2023 between **Epic Estates at Vero Beach 1200 LLC, a Texas Limited Liability Company**, whose post office address is 708 Horizon Street, Flower Mound, TX 75028, grantor, and **Magnum Estates 2 LLC, a Texas Limited Liability Company**, whose post office address is 933 Carter St, Flower Mound, TX 75028, 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 heirs and assigns forever, the following described property, situate, lying and being in **Indian River County, Florida**, to-wit:

The Northwest Quarter (NW ¼) of Section 16, Township 33 South, Range 38 East, Indian River County, Florida. Less and Except: The North 150 feet and the East 250 feet thereof, said land contains 138.2 acres, more or less.

Parcel Identification Number: N/A

To Have and to Hold all of Grantor's right, title and interest in the property unto Grantee in fee simple forever, subject to: (i) taxes for the current year, not yet due and payable, and subsequent years, (ii) all local, county, state or federal law, ordinances or regulations relating to zoning, environment, subdivision, occupancy, use, construction or development of the property, (iii) all oil, gas, and mineral rights of any party other than the Seller, (iv) all instruments, agreements, restrictions, covenants, declarations, conditions, reservations, easements, and rights of way of record to the extent the same validly encumber the property, (v) that certain Easement to St. Johns Drainage District recorded in O.R. Book 418, Page 170 and O.R. Book 237, Page 33, Public Records of Indian River County, Florida, and (vi) that certain Easement to St. Johns's Water Control District recorded in O.R. Book 1435, Page 2673, Public Records of Indian River County, Florida, (vii) and all matters which would be disclosed by an accurate survey and inspection of the property (including, but not limited to, boundary line disputes, overlaps and encroachments) (items (i) through (vii) are collectively referred to as the "Permitted Exceptions").

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

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:

Signed, sealed and delivered in our presence:

A. Prasad
Witness
Printed Name: PRASAD AMATI
PO Address: 7914 SUSAN MARLE DR
IRVING, TX-75063

Seshu Kondeti
Witness
Printed Name: SESHU KONDETI
PO Address: 12939 Whistling Straits Ln,
FRISCO, TX 75035

Soujanya V
Witness
Printed Name: SOUJANYA VELAGAPUDI
PO Address: 7227 MARQUIS LANE
IRVING, TX-75063

Padmaja Aronavalli
Witness
Printed Name: Padmaja Aronavalli
PO Address: 1102 Emerson Park Ln
Irving, TX-75063

State of TEXAS
County of DALLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31st day of August, 2023 by Sri Devi Yerramsetty and Praveena Beeram, Managing Members of Epic Estates at Vero Beach 1200 LLC who is personally known or has produced a driver's license as identification.

[Seal]

Epic Estates at Vero Beach 1200 LLC, a Texas Limited Liability Company

By: Y. Seiden
Sri Devi Yerramsetty, Managing Member

Epic Estates at Vero Beach 1200 LLC, a Texas Limited Liability Company

By: B. Praveena
Praveena Beeram, Managing Member

Rambabu Sonti
Notary Public
Print Name: Rambabu Sonti
My Commission Expires: 12-10-2023

