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Prepared by
Sebastian Fox, Esq
1121 Bimini Lane
Riviera Beach, FL 33404

Parcel ID Nos 33392500004000200013 0
33392500004000200014 0

*This deed was prepared without
benefit of a title search or exam*

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED executed this 17th day of October 2023, by **DBH 315 LLC**, a Florida limited liability company ("Grantor"), whose address is 1121 Bimini Lane, Riviera Beach, FL 33404, to **NRH HOMES**, a Florida limited liability company ("Grantee"), whose address is 847 W 13th Court, Suite 1, Riviera Beach, FL 33404

W I T N E S S E T H

The Grantor, in consideration of the sum of Ten Dollars (\$10 00), and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to Grantee, its successors and assigns forever, that certain real property (the "Property") situate in Indian River County, Florida, more particularly described as follows

**Lots 13 & 14, Block B, UNIT NO 3, DIXIE HEIGHTS,
according to the plat thereof as recorded in Plat Book 4, Page
84, of the Public Records of Indian River County, Florida**

SUBJECT TO taxes and assessments for the year 2023 and all subsequent years, all applicable governmental, zoning and land use ordinances, restrictions, prohibitions and other requirements imposed by governmental authorities, and all covenants, restrictions and easements of record, if any

GRANTOR hereby covenants with said Grantee that the Grantor is lawfully seized of the Property, that the Grantor has good right and lawful authority to sell and convey the Property, and 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 the said Grantor, but against none other

[Signature page follows]

IN WITNESS WHEREOF, Grantor has set its hand and seal on the day and year first above written

Signed, sealed and delivered in the presence of

DBH 315 LLC,
a Florida limited liability company

Bailey Keel Allen
Print Name BAILEY KEEL ALLEN

[Signature]
Sebastian Fox, Manager

[Signature]
Print Name Maria Labone

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 17 day of October, 2023 by Sebastian Fox, as Manager of DBH 315 LLC, a Florida limited liability company, on behalf of the company He is personally known to me or has produced _____ as identification

Bailey Keel Allen
Notary Public

(Notary Seal)

