

**Prepared By:**

PGP Title of Florida, Inc. dba PGP Title  
Attn: Mercedes Vargas  
1475 Centrepark Boulevard, Suite 140  
West Palm Beach, FL 33401

**Return To:**

PGP Branch Support Center

9111 Cypress Waters Blvd., Suite 200, Mail Code: BSC  
Coppell, TX 75019

File No.: FL-283842

Property Appraiser's Parcel I.D. (folio) No.:  
32-39-22-00000-3000-00001-0 (parent parcel)

**WARRANTY DEED**

THIS WARRANTY DEED to be effective May 1, 2024, by DiVosta Homes, L.P., a Delaware limited partnership, having a mailing address of 1475 Centrepark Boulevard, Suite 305, West Palm Beach, FL 33401 (the "Grantor"), to Agnieszka Kobus and Andrzej Kobus, wife and husband, having a mailing address of 5066 River Birch Way, Vero Beach, FL 32967 (the "Grantee").

(Which terms "Grantor" and "Grantee" shall include singular and plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other valuable consideration, receipt and sufficiency which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed, and confirmed unto the Grantee, the following described land situated in County of Indian River, State of Florida, to-wit:

Lot 224, PRESERVE AT WATERWAY VILLAGE PD - POD X, according to the plat thereof, as recorded in Plat Book 33, Page(s) 41 through 51, Public Records of Indian River County, Florida.

Subject to restrictive covenants, conditions, easements, and reservations as of record.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2023

