

Prepared by:
Clarence H. Houston, Jr., Esq.
Taylor, Stewart, Houston & Duss, P.A., Esq.
590 Oak Street
Jacksonville, Florida 32204
FRS #893408

Consideration: \$ 425,000.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 13th day of June, 2024, between
NATIONAL RESIDENTIAL NOMINEE SERVICES INC., a Delaware corporation, whose mailing
address is 2600 Dallas Parkway, Suite 101, Frisco, TX 75034, hereinafter called GRANTOR, and

Thomas William Capo and Martha Kirby Capo, husband and wife
whose mailing address is: 3417 63rd Square Vero Beach, FL 32966
hereinafter called GRANTEE.

WITNESSETH:

GRANTOR, 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, towit:

**Lot 20, The Sanctuary, according to the map or plat thereof, as recorded in
Plat Book 15, Page(s) 23, 23A through 23E, inclusive, of the Public Records
of Indian River County, Florida.**

Parcel ID Number:

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 and taxes accruing subsequent to December 31, 2023.

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 GRANTOR hereby covenants with GRANTEE, 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 fully
warrants the title to said land and will defend the same against the lawful claims of all persons claiming
by, through or under GRANTOR but against no other.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents this 22 day of May, 2024.

NATIONAL RESIDENTIAL NOMINEE SERVICES INC., a Delaware corporation

By: [Signature]
Printed Name MEISSA WEI
Its: VP

Signed, sealed and delivered in our presence:

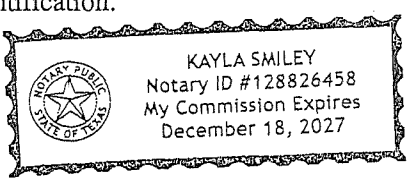
[Signature]
#1 Witness Signature
Witness Printed Name Amanda Ward
Witness Address 2000 Dallas Parkway Ste 101
FRISCO TX 75034

[Signature]
#2 Witness Signature
Witness Printed Name Randy Magers
Witness Address 2000 Dallas Parkway Ste 101
FRISCO TX 75034

State of TX
County of Collin

THE FOREGOING INSTRUMENT was acknowledged before me by means of (☒) physical presence or () online notarization, this 22 day of May, 2024, by MEISSA WEI, the VP of **NATIONAL RESIDENTIAL NOMINEE SERVICES INC., a Delaware corporation**, on behalf of the corporation. He/She (☒) is personally known to me or has produced _____ as identification.

[Signature]
Notary Public
Print Notary Name Kayla Smiley
My Commission Expires: 12/18/27



[NOTARY SEAL]