

Prepared by and Return to:
Steel City Title
Sabrina Merchant
3999 West First Street (S.R. 46)
Sanford, Florida 32771
Our File Number: SCL24-1139
\$35,000.00

Special Warranty Deed

Made this 29th day of July 2024 A.D., By **Samuel T. Nehme and Houda Nehme, husband and wife**, whose post office address is: 17800 SW 63rd Manor, Fort Lauderdale, Florida 33331, hereinafter called the grantor, to **Florida 635, LLC, a Delaware limited liability company**, whose post office address is: 726 2nd Street, Suite 2A, Annapolis, Maryland 21403, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Indian River County, Florida, viz:

Lot 6, Block K, VERO LAKE ESTATES UNIT H-2, according to plat thereof as recorded in Plat Book 6, Page 4, of the Public Records of Indian River County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

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 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 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 December 31, 2023.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signed Name: [Signature]

Witness Printed Name: Joseph Scarrino

Witness Address: 4095 110th Ave N. NPB
FL 33411

Witness Signed Name: [Signature]

Witness Printed Name: Joseph Sacco

Witness Address: 5219 52nd way, WPB
FL 33409

[Signature] (Seal)

Samuel T. Nehme
Address: 17800 SW 63rd Manor
Fort Lauderdale, Florida 33331

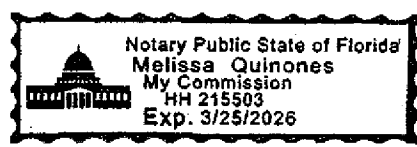
[Signature] (Seal)

Houda Nehme
Address: 17800 SW 63rd Manor
Fort Lauderdale, Florida 33331

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of July 2024, by Samuel T. Nehme and Houda Nehme.

[SEAL]
Online Notary



[Signature]

Signature of Notary Public
Personally Known OR
Produced Identification _____
Type of Identification Produced _____