

Prepared By:

PGP Title of Florida, Inc. dba PGP Title
Attn: Mindy Schmitt
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-302287

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 August 30, 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 Cono Michael Cioffi and Virginia Ann Cioffi, husband and wife, having a mailing address of 3846 White Alder 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 153, 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.

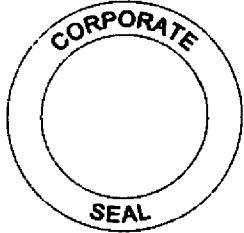
Subject to restrictive covenants, conditions, easements, and reservations as of record.

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

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents this August 14th, 2024.



(CORPORATE SEAL)

BY: Anita Hernandez
DiVosta Homes, L.P., a Delaware limited partnership

Anita Hernandez

Printed Name
Homebuyer Coordinator

Title

STATE OF Florida) **Palm Beach**
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this August 14th, 2024 by

Anita Hernandez

Homebuyer Coordinator

_____ of DiVosta Homes Holdings, LLC, a Delaware limited liability company, managing general partner of DiVosta Homes, L.P., a Delaware limited partnership, on behalf of the limited liability company. He/she is personally known to me or produced _____ as identification.

Vanessa Youngblood
Notary Public **Vanessa Youngblood**

Printed Name
My Commission Expires:
(SEAL)

Signed, and sealed and delivered in presence of:

Vanessa Youngblood
Witness Signature

Vanessa Youngblood

Printed Name and Address of First Witness
1475 Centrepark Boulevard Suite # 140
West Palm Beach, FL 33401

Mercedes Vargas
Witness Signature

Mercedes Vargas

Printed Name and Address of Second Witness
1475 Centrepark Boulevard Suite # 140
West Palm Beach, FL 33401

