

NOTE TO CLERK: Documentary Stamp Taxes in the amount of \$0.70 is due upon recordation of this Deed, as the conveyance is merely a change in the form of ownership by the entity who had owned and will continue to own these properties. There is no mortgage on the subject properties and no other consideration for this transfer. § 201.02, Fla. Stat. Ann.; *Crescent Miami Center v. Florida Dept. of Revenue*, 903 So. 2d 913 (Fla. 2005).

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This instrument prepared by:
Heather Mayer, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

After recording, return to:
BCHH, LLC
181 Montour Run Road
Coraopolis, PA 15108
Attention: Jim Felouzis
412-465-3917, jfelouzis@bchhinc.com

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 14th day of November, 2024, is made and entered into by and between **ARMM ASSET COMPANY 2 LLC**, whose forward mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("Grantor"), and **ARMM ASSETS 2 LLC**, whose tax mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("Grantee").

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Indian River, in the State of Florida, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 6 day of November, 2024.

SIGNED, SEALED AND DELIVERED in the presence of:

GRANTOR:

ARMM ASSET COMPANY 2 LLC, a Delaware limited liability company

[Signature]
Witness
Print Name: Jany Eckert
ADDRESS: 401 Congress Avenue
33rd Floor, Austin, TX 78701

By: [Signature]
Name: Joseph V. Gatti
Title: Vice President and Secretary

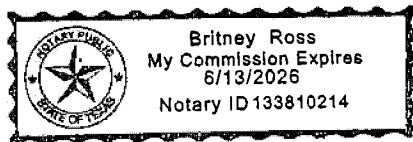
[Signature]
Witness
Print Name: Grahame Gornall
ADDRESS: 401 Congress Avenue
33rd Floor, Austin, TX 78701

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me by means of physical presence, or remote online notarization, this 6 day of November, 2024, by Joseph V. Gatti, as Vice President and Secretary for ARMM ASSET COMPANY 2 LLC, a Delaware limited liability company, on behalf of the company.

Personally Known, or Identification Produced (_____)

SEAL:



[Signature]
Notary Public
Commission Expires: 6/13/26
 Online Notary

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 20, Block 362, SEBASTIAN HIGHLANDS, Unit 11, according to Map or plat thereof as recorded in Plat Book 7, Page 56, of the Public Records of Indian River County, Florida.

COMMONLY KNOWN AS: 1550 Polynesian Ln, Sebastian, FL 32958
PARCEL ID: 31382500001362000020.0
TITLE FILE NO: 9683504-1

TRACT 2:

Lot 2, Block R, INDIAN RIVER HEIGHTS - UNIT 8, according to the plat thereof, recorded in Plat Book 7, Page 31, of the Public Records of Indian River County, Florida.

COMMONLY KNOWN AS: 175 8Th Ct, Vero Beach, FL 32962
PARCEL ID: 33391300007001800002.0
TITLE FILE NO: 9596537-1

TRACT 3:

Lot 5 and the East 1/2 of Lot 4, Block 4, ROYAL POINCIANA PARK UNIT NO. 1, a subdivision according to the plat thereof recorded in Plat Book 4, Page 43, of the Public Records of Indian River County, Florida.

COMMONLY KNOWN AS: 1855 5Th Pl, Vero Beach, FL 32962
PARCEL ID: 33391400006004000004.0
TITLE FILE NO: 9818119-1

TRACT 4:

Lot 8, Block 47, VERO BEACH HIGHLANDS UNIT FIVE, according to the Plat thereof, recorded in Plat Book 8, Page 56, Public Records of Indian River County, Florida.

COMMONLY KNOWN AS: 2390 6Th Way Sw, Vero Beach, FL 32962
PARCEL ID: 33393600005047000008.0
TITLE FILE NO: 9662166-1

Exhibit "A"
Legal Description(s)

TRACT 5:

Lot 1, Block 260, SEBASTIAN HIGHLANDS, UNIT 10, according to map or plat thereof as recorded in Plat Book 6, Page 37, of the Public Records of Indian River County, Florida.

COMMONLY KNOWN AS: 608 Helicon Ter, Sebastian, FL 32958
PARCEL ID: 31382400001260000001.0
TITLE FILE NO: 9658434-1

TRACT 6:

Lot 23, Block 112 of VERO BEACH HIGHLANDS UNIT FIVE according to the plat thereof recorded in Plat Book 8, Page 56, of the Public Records of Indian River County, Florida.

COMMONLY KNOWN AS: 885 23Rd Pl Sw, Vero Beach, FL 32962
PARCEL ID: 33393600005112000023.0
TITLE FILE NO: 9815765-1

TRACT 7:

Lot 5, Block W, VERO LAKE ESTATES UNIT H-2, according to the plat thereof as recorded in Plat Book 6, Page 4, of the Public Records of Indian River County, Florida.

COMMONLY KNOWN AS: 8935 102Nd Ct, Vero Beach, FL 32967
PARCEL ID: 31382800003023000005.0
TITLE FILE NO: 9632309-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1550 POLYNESIAN LN, SEBASTIAN, FL 32958) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 7, Page 56.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 222, Page 1.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 1000, Page 984; Book 1074, Page 140; Book 1333, Page 258; Book 1333, Page 263; Book 1333, Page 267; Book 962, Page 2858 and Book 995, Page 123.

AS TO TRACT 2 (175 8TH CT, VERO BEACH, FL 32962) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 7, Page 31.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 202, Page 204.

AS TO TRACT 3 (1855 5TH PL, VERO BEACH, FL 32962) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4, Page 43.

AS TO TRACT 4 (2390 6TH WAY SW, VERO BEACH, FL 32962) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 8, Page 56.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 71, Page 388; Book 611, Page 1494 and Amended in Book 641, Page 2815; Book 670, Page 1808; Book 690, Page 215; Book 701, Page 1714; Book 713, Page 18; Book 816, Pages 636, 639, 644 and 648; Book 938, Page 139; Book 938, Page 140; Book 409, Page 363; Book 823, Page 1370 and Amended in Book 823, Page 1385; Book 824, Page 2650 and 2656; Book 1692, Page 2288 and Book 2914 Page 2414.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 995, Page 519; Book 995, Page 519..
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 64, Page 349; Book 667, Page 1541.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 5 (608 HELICON TER, SEBASTIAN, FL 32958) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6, Page 37.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 99, Page 366 and Amended Restrictions in Book 101, Page 185.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 1000, Page 984; Book 1000, Page 989; Book 1074, Page 136; Book 1074, Page 140; Book 1333, Page 263; Book 1333, Page 258; Book 1333, Page 267 and Book 3505, Page 573.

AS TO TRACT 6 (885 23RD PL SW, VERO BEACH, FL 32962) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 8, Page 56.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 409, Page 363; Book 611, Page 1494; Book 670, Page 1808; Book 641, Page 2815; Book 690, Page 215; Book 701, Page 1714; Book 64, Page 349 and Book 2935, Page 1276.
- (3) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 382, Page 436; Book 667, Page 1541; Book 995, Page 519; Book 1052, Page 2074 and Book 2914, Page 2414.

AS TO TRACT 7 (8935 102ND CT, VERO BEACH, FL 32967) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6, Page 4.