

This Instrument Prepared By:  
Joseph C. Russo, PA  
3708 West Euclid Ave  
Tampa, FL 33629

Return To:  
Janiva Khan  
NVR Settlement Services, Inc.  
1450 Centrepark Blvd, Suite 250  
West Palm Beach, FL 33401

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it:

Property Appraiser's Parcel I.D. (Folio) No(s):  
31390700008000000020.0

File No.: FN1664

### SPECIAL WARRANTY DEED

This Special Warranty Deed made the 11/29/24, by **NVR, Inc., a Virginia Corporation**, whose post office address is 1450 Centrepark Blvd, Suite 340, West Palm Beach, FL 33401, hereinafter called the Grantor,

to **Tavares Antonio Walters and Amalia Nieto, a married couple, as tenants by the entirety** whose post office address is 94 Judah Lane, Sebastian, FL 32958, hereinafter called the Grantee,

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situate in Indian River County, Florida, viz:

**Lot 20**, as shown on a plat entitled "SPIRIT OF SEBASTIAN PUD – POD 2" recorded in the Public Records of Indian River County, Florida in Plat Book 33, Pages 1 through 9.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

SUBJECT TO easements, restrictions and reservations of record and taxes for the current and subsequent years.

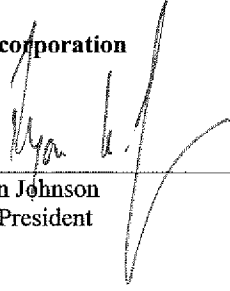
AND Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

*(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of a corporation.)*

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, seal, and by its proper officers thereunto duly authorized the day and year first above written.

**NVR, Inc.,  
a Virginia corporation**

By: \_\_\_\_\_  
Name: Ryan Johnson  
Title: Vice President



Signed, sealed and delivered in the presence of:

Witness Signature: B. C. [Signature]

Witness Printed Name: Brittany C. [Signature]

Witness Address: 1450 Centrepark Blvd Suite 340

West Palm Beach, FL 33401

Witness Signature: Alex Engroba

Witness Printed Name: Alex Engroba

Witness Address: 1450 Centrepark Blvd Suite 340

West Palm Beach, FL 33401

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing Instrument was acknowledged before me by means of  physical presence or  online notarization this 22 day of NOV, 2024, by Ryan Johnson, who is the Vice President of NVR, Inc., a Virginia corporation, on behalf of the corporation. He/She is  personally known to me or  has produced a \_\_\_\_\_ driver's license(s) as identification.

Alex Engroba  
Printed Name: Alex Engroba  
NOTARY PUBLIC  
Serial No.:  
My Commission expires: 12/12/2025



ALEXANDRA ENGROBA  
Commission # HH 206461  
Expires December 12, 2025