

Prepared by:
THIS INSTRUMENT PREPARED BY:

HB Title, Inc.
Kasey M. Harrington
2285 W. Eau Gallie Blvd.
Melbourne, FL 32935
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
Tax ID No: 31390700008000000048.0
Our File: 2024-19335
Job Number: DU16340023

Corporate Warranty Deed

This Indenture, made this , 20th day of December, 2024 A.D.

Between **Holiday Builders, Inc.** whose post office address is 2293 W Eau Gallie Blvd., Melbourne, FL 32935, a corporation existing under the laws of the State of Florida , Grantor and **Donovan Michael Nottage and Kaitlyn Alexandra Nottage, Husband and Wife** whose post office address is 401 Blue Crab Ct, Sebastian, FL 32958, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Indian River, State of Florida, to wit:

Lot 48, SPIRIT OF SEBASTIAN PUD - POD 2, according to the map or plat thereof, recorded in Plat Book 33, Pages 1 through 9, inclusive, Public Records of Indian River County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: **31390700008000000048.0**

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed, sealed and delivered in our presence:

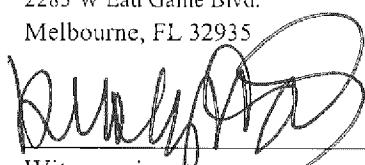


Witness signature

Veronica L. Ruff

Printed witness name

2285 W Eau Gallie Blvd.
Melbourne, FL 32935



Witness signature

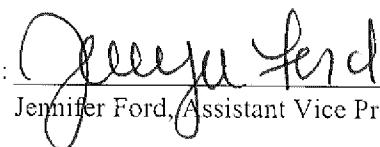
Kasey M. Harrington

Printed witness name

2285 W Eau Gallie Blvd.
Melbourne, FL 32935

Holiday Builders, Inc.

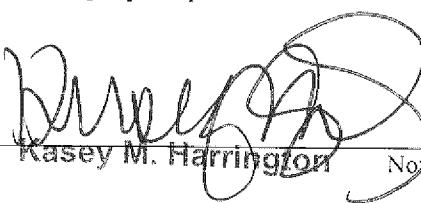
By:


Jennifer Ford, Assistant Vice President

(Corporate Seal)

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of physical presence OR online notarization this 20th day of December, 2024 by Jennifer Ford, Assistant Vice President of Holiday Builders, Inc. a corporation existing under the laws of the State of Florida. He/She is personally known to me or has produced _____ as identification.



Kasey M. Harrington

(Seal)

Notary Public

Notary Printed Name

