

Prepared by and Return to:  
Steel City Title  
Sabrina Merchant  
3999 West First Street (S.R. 46)  
Sanford, Florida 32771  
Our File Number: SCL25-110  
\$46,586.24

**For official use by Clerk's office only**

STATE OF Florida ) **SPECIAL WARRANTY DEED**  
COUNTY OF Indian River ) (Corporate Seller)  
)

THIS INDENTURE, made this February 3, 2025, between Florida 635, LLC., a Delaware limited liability company, whose mailing address is: 726 2nd Street, Suite 2A, Annapolis, Maryland 21403, party of the first part, and Maronda Homes, LLC of Florida, a Florida limited liability company, whose mailing address is: 1686 W. Hibiscus Blvd, Melbourne, Florida 32901, party/parties of the second part.

**WITNESSETH:**

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

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.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on February 3, 2025.

Signed, sealed and delivered in the presence of:

Florida 635, LLC., a Delaware limited liability company

Harry Gueno  
Witness signature  
Harry Gueno  
Print witness name  
726 Second St; Ste 2A; Annapolis, MD 21403  
Address

By: [Signature]  
Print Name: Alan Lancaster  
Title: Authorized Agent

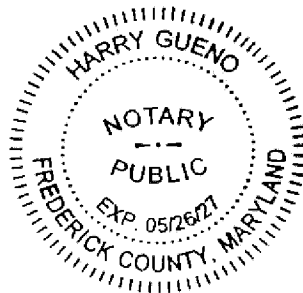
(Corporate Seal)

Shawn D Hyson  
Witness signature  
Shawn D Hyson  
Print witness name  
726 Second St; Ste 2A; Annapolis, MD 21403  
Address

Maryland  
State of \_\_\_\_\_  
County of Anne Arundel

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27 day of Jan 2025, by Alan Lancaster, Authorized Agent of Florida 635, LLC., a Delaware limited liability company.

[SEAL]  
Online Notary



Harry Gueno  
Signature of Notary Public  
Personally Known  OR  
Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_