

Prepared by and Return to:
Steel City Title
Zoie White
3999 West First Street (S.R. 46), Sanford, Florida 32771
Sanford, Florida 32771
File Number: SCT25-125
\$422,400.00

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this 24 day of February, 2025, between Maronda Homes, LLC of Florida, a Florida limited liability company, existing under laws of the STATE of FLORIDA, whose mailing address is: 1686 W HIBISCUS BLVD MELBOURNE, FLORIDA 32901, party of the first part, and DANIEL J. MELLO AND CAROL A. MELLO, TRUSTEES OF THE DANIEL J. MELLO AND CAROL A. MELLO LIVING TRUST DATED MAY 10, 2011, whose mailing address is: 3605 LOBLOLLY SQ, VERO BEACH, FLORIDA 32966, party of the second part,

WITNESSETH:

That party of the first part, 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 party of the second part, his/her/their heirs and assigns, the following described property, to wit:

Lot 352D, Harmony Reserve P.D. - Phase 4, according to the map or plat thereof, as recorded in Plat Book 32, Page(s) 1 through 5, inclusive, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 32393200028000000352.0

Subject, however, to the taxes for the current year, 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 thereto.

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, party of the first part 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 the presence of:

MARONDA HOMES, LLC OF FLORIDA, A FLORIDA LIMITED LIABILITY COMPANY

Georgie Garbiso
Witness signature
Georgie Garbiso
Print witness name
Address: 1686 W HIBISCUS BLVD
MELBOURNE, FLORIDA 32901

By: [Signature]
Print Name: SCOTT FABER
Title: VICE PRESIDENT

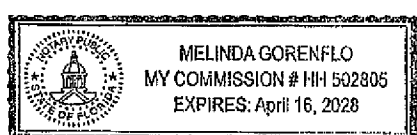
(Corporate Seal)

Melinda Gorenflo
Witness signature
Melinda Gorenflo
Print witness name
Address: 1686 W HIBISCUS BLVD
MELBOURNE, FLORIDA 32901

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of Feb 2025, by SCOTT FABER the Vice President of Maronda Homes, LLC.

[SEAL]
Online Notary



Melinda Gorenflo
Signature of Notary Public
Personally Known OR
Produced Identification _____
Type of Identification Produced
n/a