

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).:  
32390900017000000341.0

File No.: FN2524

### **SPECIAL WARRANTY DEED**

**This Special Warranty Deed** made the 03/06/2025, 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 **Christina P Glazer and Howard P Glazer, a married couple, as tenants by the entirety** whose post office address is 4393 Lago Circle, Vero Beach, FL 32967, 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 341**, as shown on a plat entitled "LOST TREE PRESERVE PD, PHASES 4 AND 5" recorded in the Public Records of Indian River County, Florida in Plat Book 33, pages 22 through 28.

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: *Ryan Johnson*  
Ryan Johnson  
Vice President

Signed, sealed and delivered in  
the presence of:

Witness Signature: *Alex Engroba*

Witness Printed Name: Alex Engroba

Witness Address: 1450 Centrepark Blvd, Suite 340

West Palm Beach, FL 33401

Witness Signature: *B. Cui*

Witness Printed Name: B. Cui

Witness Address: 1450 Centrepark Blvd, Suite 340

West Palm Beach, FL 33401

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was executed and acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization this 28 day of February, 2025 by Ryan Johnson Vice President of NVR, Inc., a Virginia Corporation, on behalf of the corporation, ☒ who is personally known to me or ☐ who has produced a driver's license as identification.

*Alex Engroba*  
Notary Public

Printed Name: Alex Engroba

Commission # \_\_\_\_\_

My Commission Expires: 12/12/2025



ALEXANDRA ENGROBA  
Commission # HH 206461  
Expires December 12, 2025