

Prepared by and return to:

Mavis Wood
Empower Title, LLC
17425 Bridge Hill Court
Suite 204
Tampa, FL 33647

File Number: 25149479EFL

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 1st day of April, 2025, between LGI Homes - Florida, LLC A Florida limited liability company whose post office address is 1450 Lake Robbins Drive, Ste 430, The Woodlands, TX 77380, grantor, and Diego Armando Travieso Bravo and Maria Alejandra Gascon Castillo Husband and Wife whose post office address is 7845 102nd Court, Vero Beach, FL 32967, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witneseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Indian River County, Florida**, to-wit:

Lot 5, Block B, VERO LAKE ESTATES, UNIT R, according to the plat thereof, recorded In Plat Book 6, Page 51, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 31383300008002000005.0,

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 grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

#1 Terra Scherz
Witness Name: Terra Scherz

Witness Address:
1450 Lake Robbins Dr. Ste 430
The Woodlands, TX 77380

#2 [Signature]
Witness Name: Jeff Parks

Witness Address:
1450 Lake Robbins Dr. Ste 430
The Woodlands, TX 77380

LGI Homes - Florida, LLC, a Florida Limited Liability Company

By: G. Lopez
Name: Guillermo Lopez
Title: Authorized Agent

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of April, 2025, by Guillermo Lopez as Authorized Agent for LGI Homes - Florida, LLC A Florida limited liability company, who: ☒ is personally known to me or ☐ produced _____ as identification.

Terra Scherz
Notary Public (Signature)
Print Name: Terra Scherz
My Commission Expires: June 13, 2028
Stamp/Seal:

