

Prepared By and Return to:
Heather Andrews
DHI Title of Florida, Inc.
1430 Culver Dr.
Palm Bay, FL 32907
Sales Price: \$113,500.00
Documentary Stamps: \$794.50

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into this **8th** day of **June, 2018**, by **Samland, LLC, a Florida limited liability company** (hereinafter referred to as "Grantor"), whose address is **1530 SE Sunshine Ave, Port Saint Lucie, FL 34952**, to **D.R. Horton, Inc., a Delaware corporation**, whose address is **1430 Culver Drive, NE, Palm Bay, FL 32907** (hereinafter referred to as "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee, Grantee's successors and assigns forever, the following described land, situate, lying and being in **Brevard County, Florida**:

PARCEL 1

Lot 2, Block 746, PORT MALABAR UNIT SIXTEEN, according to the plat thereof, as recorded in Plat Book 15, Pages 84 through 98, inclusive, of the Public Records of Brevard County, Florida.

PARCEL 2

Lot 4, Block 749, PORT MALABAR UNIT SIXTEEN, according to the plat thereof, as recorded in Plat Book 15, Pages 84 through 98, inclusive, of the Public Records of Brevard County, Florida.

PARCEL 3

Lot 29, Block 389, PORT MALABAR UNIT TEN, according to the plat thereof, as recorded in Plat Book 15, Pages 10 through 19, inclusive, of the Public Records of Brevard County, Florida.

PARCEL 4

Lot 21, Block 476, PORT MALABAR UNIT ELEVEN, according to the plat thereof, as recorded in Plat Book 15, Pages 34 through 42, inclusive, of the Public Records of Brevard County, Florida.

PARCEL 5

Lot 20, Block 2076, PORT MALABAR UNIT FORTY SIX, according to the plat thereof, as recorded in Plat Book 22, Pages 58 through 74, inclusive, of the Public Records of Brevard County, Florida.

PARCEL 6

Lot 2, Block 2004, PORT MALABAR UNIT FORTY SIX, according to the plat thereof, as recorded in Plat Book 22, Pages 58 through 74, inclusive, of the Public Records of Brevard County, Florida.

PARCEL 7

Lot 3, Block 180, PORT MALABAR UNIT SEVEN, according to the plat thereof, as recorded in Plat Book 14, Pages 125 through 135, inclusive, of the Public Records of Brevard County, Florida.

SUBJECT TO those matters identified on Exhibit "A" attached hereto and by this reference incorporated herein.

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.

The Grantor hereby covenants with Grantee that, except as set forth herein, at the time of the delivery of this deed, the land was free from all encumbrances made by Grantor, and that Grantor will warrant and defend the title of the land against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

Signatures Continued Next Page

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, Sealed and Delivered
In the Presence of:

**Samland, LLC, a Florida limited
liability company**

Payten Kasper
Witness Signature

Payten Kasper
Witness Print Signature

[Signature]
Witness Signature


Lou Cefolia
Witness Print Signature

By: *[Signature]*
Michelle Cefolia, Manager

STATE OF FL

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 6 day of June, 2018, by **Michelle Cefolia as Manager of Samland, LLC, a Florida limited liability company**, on behalf of the company. He is ☒ personally known to me or ☐ has produced _____ as identification.

 Payten Kasper
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG167363
Expires 12/11/2021

Payten Kasper
TYPED NAME: Payten Kasper
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/11/2021

Exhibit "A"

1. Taxes for the year 2018, which are not yet due and payable.

PARCEL 1, PARCEL 2

2. Restrictions, reservations, covenants, conditions and easements as recorded in Official Records Book 463, Page 127, and Public Records of Brevard County, Florida.
3. Restrictions, reservations, covenants, conditions and easements as per plat as recorded in Plat Book 15, Pages 84 through 98, inclusive, Public Records of Brevard County, Florida.
4. Water Agreement recorded in Official Records Book 2562, page 2348, Public Records of Brevard County, Florida.
5. Assignment of Plat & Other Easements recorded in Official Records Book 3255, page 1011, Public Records of Brevard County, Florida.
6. Reservations as shown in Trustee's Deed recorded in Official Records Book 3179, page 2210, Public Records of Brevard County, Florida. (as to PARCEL 1)

PARCEL 3

7. Restrictions, covenants, conditions and easements recorded in Official Records Book 426, page 554, Public Records of Brevard County, Florida.
8. Restrictions, covenants, conditions and easements as shown on plat recorded in Plat Book 15, pages 10 through 19, inclusive, Public Records of Brevard County, Florida.
9. Water Agreement recorded in Official Records Book 2562 page 2348, Public Records of Brevard County, Florida.
10. Assignment of Plat & Other Easements recorded in Official Records Book 3255, page 1011, Public Records of Brevard County, Florida.

PARCEL 4

11. Restrictive covenants, conditions, easements, stipulations, reservations and other provisions, as contained in instrument recorded in Official Record Book 443, page 282, of the Public Records of Brevard County, Florida.
12. Restrictions, reservations, covenants and conditions as per plat as recorded in Plat Book 15, Pages 34 through 42, Public Records of Brevard County, Florida.
13. Water Agreement as contained in that certain instrument recorded in Official Record Book 2562, Page 2348, of the Public Records of Brevard County, Florida
14. Assignment of Easements and Plats as contained in that certain instrument recorded in Official Record Book 3255, page 1011 of the Public Records of Brevard County, Florida.

PARCEL 5, PARCEL 6

15. Restrictions, reservations, covenants, conditions and easements as recorded in Official Records Book 1082, Page 979, amended in Official Records Book 1088, Page 522, and Public Records of Brevard County, Florida.
16. Restrictions, reservations, covenants, conditions and easements as per plat as recorded in Plat Book 22, Pages 58 through 74, inclusive, Public Records of Brevard County, Florida.
17. Water Agreement recorded in Official records Book 2562, page 2348, Public Records of Brevard County, Florida.
18. Assignment of Plat & Other Easements recorded in Official Records Book 3255, page 1011, Public Records of Brevard County, Florida.

PARCEL 7

19. Restrictions, reservations, covenants, conditions and easements as recorded in Official Records Book 420, Page 424, and Public Records of Brevard County, Florida.
20. Restrictions, reservations, covenants, conditions and easements as per plat as recorded in Plat Book 14, Pages 125 through 135, inclusive, Public Records of Brevard County, Florida.
21. Water Agreement recorded in Official Records Book 2562, page 2348, Public Records of Brevard County, Florida.
22. Assignment of Plat & Other Easements recorded in Official Records Book 3255, page 1011, Public Records of Brevard County, Florida.