

Return to:

STEEL CITY TITLE, INC.

3998 WEST FIRST STREET (SR 46)

SUITE 2

SANFORD, FL 32771

Prepared By & Return to:

~~Howard Allen Cohen, Esquire~~

~~Buchanan Ingersoll & Rooney, PC~~

~~401 East Las Olas Boulevard, Suite 2250~~

~~Ft. Lauderdale, FL 33301~~

Property Appraiser's Parcel

Identifying No's.: See Exhibit "A"

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 29 day of December, 2020, between ATLANTIC COAST PALADIN ESTATES, LLC, a Florida limited liability company, whose post office address is c/o The Kelsey Group, Inc., 1812 S.W. 31st Avenue, Pembroke Park, FL 33009 ("Grantor"), to MARONDA HOMES, LLC OF FLORIDA, a Florida limited liability company, whose post office address is 4005 Maronda Way, Sanford, FL 32771 ("Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations and other legal entities, wherever the context so admits or requires.)

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, the real property hereinafter described, and rights and interest in said real property located in the County of Brevard, State of Florida (hereinafter referred to as the "Real Property"), to wit:

SEE ATTACHED EXHIBIT "A".

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

AND Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise. This conveyance is made subject to those matters identified in Exhibit "B" attached hereto and incorporated herein, provided, however, reference thereto shall not serve to reimpose the same.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

ATLANTIC COAST PALADIN ESTATES, LLC,
a Florida limited liability company

By: Paladin Estates Investments LLC, a Florida
limited liability company, its Manager

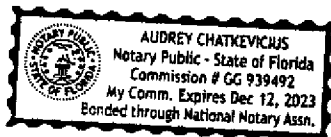
Audrey Chatkevicius
Name: Audrey Chatkevicius
(type or print)

By: Angela M. Kelsey
Print Name: Angela M. Kelsey
Print Title: Manager

ROCK
Name: ROCK CHARLES
(type or print)

STATE OF FLORIDA)
)SS:
COUNTY OF BROWARD)

X THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me by means of
X physical presence or _____ online notarization, this 22nd day of December, 2020, by Angela
M. Kelsey, as Manager of Paladin Estates Investments LLC, the Manager of Atlantic Coast Paladin
Estates, LLC, on behalf of the company, to me personally known X or produced
_____ as identification.



Audrey Chatkevicius
Name: Audrey Chatkevicius
Notary Public
My Commission Expires: Dec. 12, 2023
Commission No.: GG 939492

EXHIBIT "A"

Lot 8, Block D, The Lakes at St. Sebastian Preserve Phase 1, according to the map or plat thereof, as recorded in Plat Book 65, Page 43 through 50, inclusive, of the Public Records of Brevard County, Florida.

Folio #30G-38-01-76-D-8

Lot 9, Block D, The Lakes at St. Sebastian Preserve Phase 1, according to the map or plat thereof, as recorded in Plat Book 65, Page 43 through 50, inclusive, of the Public Records of Brevard County, Florida.

Folio #30G-38-01-76-D-9

Lot 21, Block F, The Lakes at St. Sebastian Preserve Phase 1, according to the map or plat thereof, as recorded in Plat Book 65, Page 43 through 50, inclusive, of the Public Records of Brevard County, Florida.

Folio #30G-38-01-76-F-21

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
2. Zoning ordinances and other governmental regulations.
3. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Paladin Estates, recorded in O.R. Book 5792, Page 8384; Bylaws of Paladin Estates Home Owners Association, Inc. recorded in O.R. Book 5786, Page 8697; First Amendment (including name change to "The Lakes of St. Johns Preserve") recorded in O.R. Book 5837, Page 3544; Second Amendment (including name change to "The Lakes of St. Sebastian Preserve") recorded in O.R. Book 6080, Page 1290 and re-recorded in O.R. Book 6938, Page 2814; Third Amendment recorded in O.R. Book 6938, Page 2893; Fourth Amendment recorded in O.R. Book 7970, Page 919; Fifth Amendment recorded in O.R. Book 8143, Page 2841; Sixth Amendment recorded in O.R. Book 8206, Page 1985; and Seventh Amendment recorded in O.R. Book 8429, Page 922; and any other amendments thereto, of the Public Records of Brevard County, Florida.
4. Recorded Notice of Environmental Resource Permit recorded in O.R. Book 7467, Page 2580, Public Records of Brevard County, Florida.
5. All matters recited on the plat of The Lakes at St. Sebastian Preserve Phase 1, according to the map or plat thereof, as recorded in Plat Book 65, Page 43 through 50, inclusive, of the Public Records of Brevard County, Florida.
6. Terms, provisions and restrictions contained in the Binding Development Plans recorded in O.R. Book 4111, Page 3958, O.R. Book 6052, Page 282 and O.R. Book 6955, Page 1585, all of the Public Records of Brevard County, Florida.