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EX INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:
Laura Minton Young, Esquire
DEAN, MEAD, et al.,
7380 Murrell Road, Suite 200
Viera, Florida 32940
(321) 259-8900

*****Note: This instrument is exempt from Florida Documentary Stamp Taxes pursuant to Section 201.02, Florida Statutes, because, at the time of this conveyance, the Property is not encumbered by a mortgage, Grantee is a conduit entity of Grantor, and Grantor is the sole shareholder of Grantee. Nevertheless, minimum Florida Documentary Stamp Taxes are being paid in connection with the recording of this instrument.**

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of the 20th day of January, 2021, by THE VIERA COMPANY, a Florida corporation, having its principal place of business at 7380 Murrell Road, Suite 201, Viera, Florida 32940 (hereinafter referred to as the "Grantor"), to VIERA BUILDERS, INC., a Florida corporation, whose post office address is 7380 Murrell Road, Suite 202, Viera, Florida 32940 (hereinafter referred to as the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships and corporations.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of the Grantor's right, title and interest in and to that certain real property situate, lying and being in Brevard County, Florida (hereinafter referred to as the "Property") being more particularly described in Exhibit "A", attached hereto and made a part hereof.

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.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and that Grantor hereby warrants the title to the Property and will

defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against no others. This conveyance is made subject to those matters described in Exhibit "B", attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered in its name, by its corporate officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

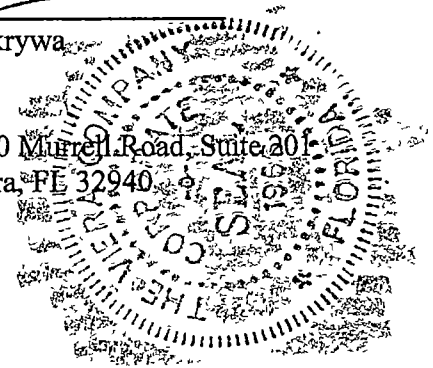
Benjamin E. Wilson
Print Name: Benjamin E. Wilson

Charlene R. Spangler
Print Name: Charlene R. Spangler

THE VIERA COMPANY,
a Florida corporation

By: TJ Pokrywa
Todd J. Pokrywa
President

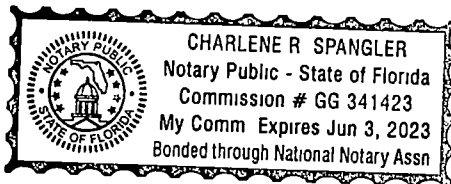
Address: 7380 Murrell Road, Suite 201
Viera, FL 32940



STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of (check one)
☒ physical presence or ☐ online notarization this 20th day of January, 2021, by Todd J. Pokrywa, as President of THE VIERA COMPANY, a Florida corporation, on behalf of the corporation. Said person is personally known to me.



Charlene R. Spangler
Print Name: Charlene R. Spangler
Notary Public, State of Florida
Commission No.: GG 341423
My Commission Expires: 6/3/2023

EXHIBIT "A"
Legal Description

Parcel 1:

Lots 7, 11, 16, 18 and 19, Block Y, TRASONA AT ADDISON VILLAGE – PHASE 8, according to the plat thereof as recorded in Plat Book 65, pages 73 through 85, inclusive, Public Records of Brevard County, Florida.

Parcel 2:

Lots 20, 30, 35 and 36, Block Y, TRASONA AT ADDISON VILLAGE – PHASE 9, according to the plat thereof as recorded in Plat Book 66, pages 73 through 76, inclusive, Public Records of Brevard County, Florida.

Parcel 3:

Lots 1 and 2, Block H; LOREN COVE SOUTH - PHASE 1, according to the plat thereof, as recorded in Plat Book 65, pages 67 through 72, inclusive, Public Records of Brevard County, Florida.

Parcel 4:

Lots 49, 50, 51 and 52, Block C, LOREN COVE SOUTH - PHASE 2, according to the plat thereof, as recorded in Plat Book 66, pages 9 through 13, inclusive, Public Records of Brevard County, Florida.

Parcel 5:

Lots 1, 12, 13, 14, 15, 16 and 17, Block I, STONECREST AT ADDISON VILLAGE - PHASE 3, according to the plat thereof, as recorded in Plat Book 67, pages 36 through 39, inclusive, Public Records of Brevard County, Florida.

Parcel 6:

Lots 1, 2 3 and 4, Block S, REELING PARK NORTH AND SEVILLE AT ADDISON VILLAGE – PHASE 4, according to the Plat thereof, as recorded in Plat Book 65, pages 57 through 66, inclusive, Public Records of Brevard County, Florida.

EXHIBIT "B"
(Page 1 of 2 pages)

1. Declaration of Covenants, Conditions, Easements, Reservations and Restrictions for Central Viera Community recorded July 25, 1994 in Official Records Book 3409, Page 624, as the same may be amended, modified or supplemented from time to time.
2. Amended and Restated Development Order for the Viera Development of Regional Impact, as approved by that certain Resolution 19-134 adopted by the Brevard County Board of County Commissioners on August 20, 2019 and as evidenced by Notice of Modification of a Development Order recorded September 23, 2019 in Official Records Book 8545, page 418, Public Records of Brevard County, Florida.
3. Agreement Covering Water Service between The Viera Company and the City of Cocoa, Florida dated August 26, 1988, as amended by that certain Amendment #1 To Agreement To Provide Water Service dated June 13, 1989, as further amended by the certain Second Amendment to Agreement dated May 27, 1994 as recorded in Official Records Book 3404 page 0932, and re-recorded in Official Records Book 3407 page 3452, together with Third Amendment to Agreement recorded August 16, 2017 in Official Records Book 7962 page 1632 and Fourth Amendment to Agreement recorded August 16, 2017 in Official Records Book 7962 page 1655, all of the Public Records of Brevard County, Florida.
4. Agreement between A. Duda & Sons, Inc. and The Florida Department of Community Affairs recorded in Official Records Book 3005, Page 3575, and Agreement between The Viera Company and The Florida Department of Community Affairs recorded on January 17, 1991 in Official Records Book 3104, Page 1881, all of the Public Records of Brevard County, Florida, as may be amended, supplemented or modified from time to time.
5. Notice of Creation and Establishment of the Viera Stewardship District dated August 8, 2006, as recorded in Official Records Book 5683, Page 2029, as amended by that certain Notice of Boundary Amendment for the Viera Stewardship District dated December 14, 2009 and recorded in Official Records Book 6081, Page 1341, and as further amended in Official Records Book 6081, Page 1354, all of the Public Records of Brevard County, Florida.
6. Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by Viera Stewardship District dated May 1, 2013 as recorded in Official Records Book 6879, Page 1970, Public Records of Brevard County, Florida.
7. Declaration of Covenants, Conditions, Reservations and Restrictions for Addison Village Club recorded on January 13, 2017 in Official Records Book 7797, Page 2722, of the Public Records of Brevard County, Florida, as may be amended, supplemented or modified from time to time.
(Exceptions 1-7 as to all property)
8. All matters contained on the Plat of TRASONA AT ADDISON VILLAGE – PHASE 8, as recorded in Plat Book 65, pages 73 through 85, inclusive, Public Records of Brevard County, Florida.
(As to Parcel 1)
9. All matters contained on the Plat of TRASONA AT ADDISON VILLAGE – PHASE 9, as recorded in Plat Book 66, pages 73 through 76, inclusive, Public Records of Brevard County, Florida.
(As to Parcel 2)
10. Declaration of Covenants, Conditions, Easements, Reservations and Restrictions for Trasona West Neighborhood Area recorded in Official Records Book 7509, Page 103, Public Records of Brevard County, Florida, as the same may be amended, modified or supplemented from time to time.
(As to Parcels 1 and 2)
11. All matters contained on the Plat of LOREN COVE SOUTH - PHASE 1, according to the plat thereof, as recorded in Plat Book 65, pages 67 through 72, inclusive, Public Records of Brevard County, Florida.
(As to Parcel 3)

EXHIBIT "B"
(Page 1 of 2 pages)

12. All matters contained on the Plat of LOREN COVE SOUTH - PHASE 2, according to the plat thereof, as recorded in Plat Book 66, pages 9 through 13, inclusive, Public Records of Brevard County, Florida.
(As to Parcel 4)
13. Declaration of Covenants, Conditions, Easements, Reservations and Restrictions for Loren Cove Neighborhood Area recorded in Official Records Book 7621, Page 739, Public Records of Brevard County, Florida, as same may be amended, modified or supplemented from time to time.
(As to Parcels 3 and 4)
14. All matters contained on the Plat of STONECREST AT ADDISON VILLAGE - PHASE 3, recorded in Plat Book 67, Pages 36 through 39, inclusive, Public Records of Brevard County, Florida.
15. Declaration of Covenants, Conditions, Easements, Reservations and Restrictions for Stonecrest Neighborhood Area recorded in Official Records Book 8129, Page 49, Public Records of Brevard County, Florida, as the same may be amended, modified or supplemented from time to time.
(Exception 14 and 15 as to Parcel 5)
16. All matters contained on the Plat of Reeling Park North and Seville at Addison Village -Phase 4, as recorded in Plat Book 65, Pages 57 through 66, inclusive, Public Records of Brevard County, Florida.
17. Declaration of Covenants, Conditions, Easements, Reservations and Restrictions for Reeling Park North Neighborhood Area recorded in Official Records Book 7467, Page 1393, Public Records of Brevard County, Florida
(Exceptions 16 and 17 as to Parcel 6)
18. Zoning, restrictions, reservations, prohibitions and other requirements imposed by governmental authorities.
19. Taxes and assessments for the year of closing and subsequent years
(Exceptions 18 and 19 as to all property)