

Prepared by and Return to:
Steel City Title
Loni C. Bolls
3999 West First Street (S.R. 46)
Sanford, Florida 32771
Our File Number: SCT21-2163
\$37,000.00

Special Warranty Deed

Made this 8 day of July, 2021 A.D., By **Kimberly Nikia Riley fka Kimberly Nikia Pender**, whose post office address is: 1323 Ivywood Rd, Virginia Beach, Virginia 23453, hereinafter called the grantor, to **Maronda Homes, LLC of Florida, a Florida limited liability company**, whose post office address is: 1686 W Hibiscus Blvd, Melbourne, Florida 32901, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Brevard County, Florida, viz:

Lot 27, Block 805, Port Malabar Unit Sixteen, according to map or plat thereof as recorded in Plat Book 15, Pages 84 through 98, inclusive, of the Public Records of Brevard County, Florida.

Property Address: 1611 SE PALATKA RD, PALM BAY, FLORIDA 32909

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

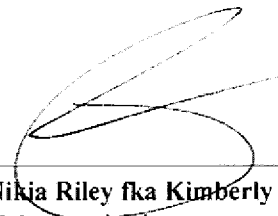
To Have and to Hold, the same in fee simple forever.

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 warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

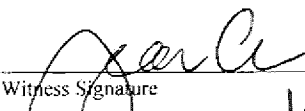
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Signature
Witness Printed Name Stephanie Swider




Kimberly Nikia Riley fka Kimberly Nikia Pender (Seal)
Address: 1323 Ivywood Rd
Virginia Beach, Virginia 23453

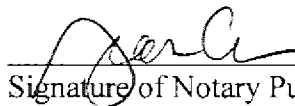

Witness Signature
Witness Printed Name Jean Crocker

State of Virginia
County of Virginia Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of July, 2021, by Kimberly Nikia Riley fka Kimberly Nikia Pender

[SEAL]
Online Notary 

JEAN CROCKER
NOTARY PUBLIC
REGISTRATION # 7581200
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JULY 31, 2021


Signature of Notary Public
Personally Known ☐ OR
Produced Identification ☒
Type of Identification Produced
VA Drivers License