

Prepared by and Return to:
Steel City Title
Michele Salvi
3999 West First Street (S.R. 46)
Sanford, Florida 32771
Our File Number: SCT21-2703
\$22,000.00

Special Warranty Deed

Made this 18th day of August 2021 A.D., By **Ruette LLC, a Florida limited liability company**, whose post office address is: 224 La Gardinia, Edgewater, Florida 32141, hereinafter called the grantor, to **Focus 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 11, Block 1310, Port Malabar Unit Twenty Five, according to map or plat thereof as recorded in
Plat Book 16, Pages 68 through 83, inclusive, of the Public Records of Brevard County,
Florida.
Parcel ID Number: **29-37-31-GV-1310-11**
Property Address: **3007 DAGGET AVE SE, 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:

Peter A. Sousa
Witness Printed Name Peter A. Sousa

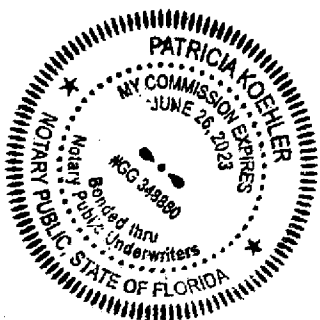
Ruette LLC - Sue Audette-Rue, mkt Seal
Ruette LLC, a Florida limited liability company
Address: 224 La Gardinia
Edgewater, Florida 32141

Ronald A. Duval
Witness Printed Name RONALD A. DUVAL

State of FL
County of Volusia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of August 2021, by Sue Audette-Rue, Manager

[SEAL]
Online Notary



Gabe
Signature of Notary Public
Personally Known ☒ OR
Produced Identification _____
Type of Identification Produced _____