CFN 2022104978, OR BK 9487 Page 571, Recorded 04/26/2022 at 04:10 PM Rachel M. Sadoff, Clerk of Courts, Brevard County Doc. D: \$296.10

Prepared by and Return to: Steel City Title Mary Pollard 3999 West First Street (S.R. 46) Sanford, Florida 32771 Our File Number: SCT22-676 \$42,291.28

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STATE OF Florida COUNTY OF Brevard

## SPECIAL WARRANTY DEED

(Corporate Seller)

THIS INDENTURE, made this April 21, 2022, between New Home Star Florida, LLC, a Florida limited liability company, whose mailing address is: 145 W. 2nd Street, Lake In The Hills, Illinois 60156, party of the first part, and Maronda Homes, LLC. of Florida, a Florida limited liability company, whose mailing address is: 1686 W Hibiscus Blvd, Melbourne, Florida 32901, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lot 20, Block 1509, PORT MALABAR UNIT THIRTY ONE, according to the Plat thereof, as recorded in Plat Book 17, pages 22 through 33, of the Public Records of Brevard County, Florida.

Property Address: 547 GALLAGHER STREET SW, PALM BAY, FLORIDA 32908

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.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD the same in fee simple foreyer.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on April 22, 2022.

Signed, sealed and delivered in the presence of:

New Home Star Florida, LLC, a Florida limited liability company

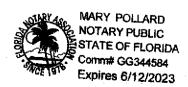
Print Name: Nate Amidon Title: Vice President

(Corporate Seal)

State of Florida County of

The foregoing instrument was acknowledged before me by means of Uphysical presence or [] online notarization, this 21 day of 2022, by Nate Amidon, Vice President of New Home Star Florida, LLC, a Florida limited liability company.

> [SEAL] Online Notary



Personally Known \_ Produced Identification Type of Identification Produced