CFN 2022213468, OR BK 9599 Page 2391, Recorded 08/30/2022 at 09:19 AM Rachel M. Sadoff, Clerk of Courts, Brevard County Doc. D: \$182.70

Prepared by and Return to: Steel City Title Sabrina Merchant 3999 West First Street (S.R. 46) Sanford, Florida 32771 Our File Number: SCT21-3625 \$26,079.00

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STATE OF Florida COUNTY OF Brevard

SPECIAL WARRANTY DEED

(Corporate Seller)

THIS INDENTURE, made this August 26, 2022, between New Home Star Florida, LLC, a Florida limited liability company, whose mailing address is: 145 W. Second Street, Elgin, Illinois 60124, party of the first part, and FOCUS 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 27, Block 976, Port Malabar Unit Eighteen, according to map or plat thereof as recorded in Plat Book 15, Pages 109 through 119, inclusive, of the Public Records of Brevard County, Florida.

Parcel ID Number: 29-37-21-GR-976-27

Property Address:2178 RANDALL AVENUE 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.

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 forever.

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.

company

Print Name: Nate Amidon

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on August 26, 2022.

Signed, sealed and delivered in the presence of:

Print witness name

signature

sabrina Print witness name

Title: Vice President

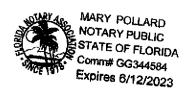
B(Corporate Seal)

State of Florida

County of General &

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this _____ day of August 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

New Home Star Florida, LLC, a Florida limited liability