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This Instrument Prepared By
And To Be Returned To:
Laura Minton Young, Esquire
DEAN MEAD
7380 Murrell Road, Suite 200
Viera, Florida 32940
(321) 259-8900

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of the 23rd day of May, 2023, by VIERA BUILDERS, INC., a Florida corporation, whose post office address is 7380 Murrell Road, Suite 202, Viera, Florida 32940 (hereinafter referred to as the "Grantor"), to LEEANNE MARIE HEINIG LEPPELL and KURTIS ANTHONY VIERRA, wife and husband, whose post office address is 2452 Donavan Court, Melbourne, 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 consideration, 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"), as more particularly described as follows:

Lot 29, Block KK, REELING PARK SOUTH – PHASE 3, according to the plat thereof, as recorded in Plat Book 70, Pages 1 through 6, inclusive, of the Public Records of Brevard County, Florida.

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 hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever. This conveyance is made subject to those matters described in Exhibit "A", attached hereto and made a part hereof.

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

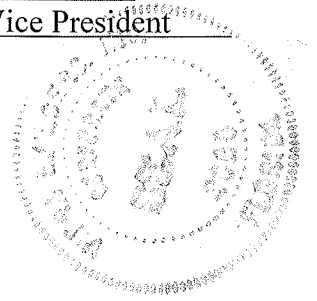
Signed, sealed and delivered
in the presence of:

Georgie Gail Garbiso
Print Name: Georgie Gail Garbiso

Leslie Ann Bryan
Print Name: Leslie Ann Bryan

VIERA BUILDERS, INC., a Florida
corporation

By: Nick Crowe
Name: Nick Crowe
Title: Executive Vice President



STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization this 24th day of May, 2023, by Nick Crowe as Executive Vice President of VIERA BUILDERS, INC., a Florida corporation, on behalf of the corporation. Said person is personally known to me.



Georgie Gail Garbiso
Print Name: Georgie Gail Garbiso
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

Exhibit "A"

1. All matters contained on the Plat of Reeling Park South – Phase 3 as recorded in Plat Book 70, Pages 1 through 6, inclusive, of the Public Records of Brevard County, Florida.
2. Declaration of Covenants, Conditions, Easements, Reservations and Restrictions for Central Viera Community recorded July 25, 1994 in Official Records Book 3409, Page 624, as amended and modified by that certain Supplemental Declaration and Fourteenth Amendment to the Declaration and Annexation Agreement Number Sixty-Four recorded in Official Records Book 6871, Page 630, Public Records of Brevard County, Florida, as the same may be amended, modified or supplemented from time to time.
3. Declaration of Covenants, Conditions, Easements, Reservations and Restrictions for Reeling Park South Neighborhood Area recorded in Official Records Book 8691, Page 2106, Public Records of Brevard County, Florida, as the same may be amended, modified or supplemented from time to time.
4. 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.
5. Agreement between A. Duda & Sons, Inc. and The Florida Department of Community Affairs recorded in Official Records Book 3005, Page 3575, Public Records of Brevard County, Florida, as the same may be amended, modified or supplemented from time to time.
6. Agreement between The Viera Company and The Florida Department of Community Affairs recorded in Official Records Book 3104, Page 1881, Public Records of Brevard County, Florida, as the same may be amended, modified or supplemented from time to time.
7. Agreement Covering Water Service dated August 26, 1988, between The Viera Company and the City of Cocoa, Florida, as amended by that certain Amendment #1 To Agreement To Provide Water Service dated June 13, 1989, and as further amended by that certain Second Amendment to Agreement dated May 27, 1994, as recorded in Official Records Book 3404, Page 953, and re-recorded in Official Records Book 3407, Page 3452, and as further amended by that certain Third Amendment to Agreement dated February 1, 2008, as recorded in Official Records Book 7962, page 1632, and as further amended by that certain Fourth Amendment to Agreement dated December 30, 2016 and recorded in Official Records Book 7962, page 1655, Public Records of Brevard County, Florida.
8. 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.
9. 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.
10. Declaration of Covenants, Conditions, Easements, Reservations and Restrictions for Addison Village Club recorded in Official Records Book 7797, Page 2722, of the Public Records of Brevard County, Florida, as the same may be further amended, modified or supplemented from time to time.
11. Mineral rights reserved by Consolidated Naval Stores Company, in Deed recorded in Deed Book 270 page 409, as affected by Warranty Deed from Consolidated Financial Corporation (f/k/a Consolidated Naval Stores Company) to Consolidated-Tomoka Land Co., recorded in Official Records Book 1097, Page 564 and partially released by the Release of surface, entry rights with respect to Oil Gas and mineral interest, dated 9/30/1987, by Consolidated -Tomoka Land Co. in Official Records Book 2852 page 1304, which releases " all of the rights of the releasor to explore for, drill for, develop, mine and remove Oil, gas and other minerals, or otherwise to enter upon, use occupy, disrupt or damage the surface . . . ", said Mineral rights further conveyed by Consolidated -Tomoka Land Co. to Indigo Group, Inc. by Warranty Deed recorded in Official Records Book 5387 page 3769, Public Records of Brevard County, Florida.
12. Zoning, restrictions, reservations, prohibitions and other requirements imposed by governmental authorities.
13. Taxes and assessments for the year of closing and subsequent years.