

THIS INSTRUMENT PREPARED BY:

Topouzis & Associates, PC

595 Jefferson Blvd

Warwick, RI 02886

Consideration: \$347,900.00

Rec.: \$27.00

Tax ID No: 29-37-28-KQ-2025-16

Our File: 2023-311

Sale Price \$347,900.00

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Special Warranty Deed

State of Georgia

County of DeKalb

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SPECIAL WARRANTY DEED

(Corporate Seller)

This Indenture made this 23rd day of August, 2023 between Resicap Florida Owner I-B LLC, a Delaware limited liability company, whose post office address is 3630 Peachtree Rd NE, Suite 1500, Atlanta, GA 30326, party of the first part, and Joel Spencer, A single person, of 7585 Coconut Drive, Lake Worth, FL 33467, 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, to wit:

Lot 16, Block 2025 of PORT MALABAR UNIT FORTY-SIX, a Subdivision, according to the plat thereof, recorded in Plat Book 22, Page 58, of the Public Records of Brevard County, Florida.

Subject, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements 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 fully 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 August 23rd, 2023.

[Signatures on Separate Page]

Signed, sealed and delivered in our presence:

[Signature]
Witness signature
Mike Stolt
Print witness name
[Signature]
Witness signature
JASON E. JONES
Print witness name

Resicap Florida Owner I-B LLC, a Delaware limited liability company

By: [Signature]
Joshua Gehman, Authorized Signor

(Corporate Seal)

State of Georgia
County of DeKalb

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of August, 2023 by Joshua Gehman, Authorized Signor of Resicap Florida Owner I-B LLC, a Delaware limited liability company who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]

[Signature]
Notary Public
Print Name: Candice Lubin
My Commission Expires: 4/28/2027

