

Prepared by and return to:
Shannon Smith
Empower Title, LLC
17425 Bridge Hill Court
Suite 204
Tampa, FL 33647

File Number: **23129508EFL**

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Special Warranty Deed

This Special Warranty Deed made this 20th day of October, 2023, between **LGI Homes - Florida, LLC A Florida limited liability company** whose post office address is **1450 Lake Robbins Drive, Ste 430, The Woodlands, TX 77380**, grantor, and **Steeve Charles An Unmarried Man** whose post office address is **2598 Ramsdale Dr. SE, Palm Bay, FL 32909**, grantee:

(Whenever used herein the terms 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Brevard County, Florida**, to-wit:

Lot 41, Block 2029, 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.

Parcel Identification Number: 29-37-28-KQ-2029-41,

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 fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Bridget Caldwell
Witness Name: Bridget Caldwell

Nicardo J. Garcia
Witness Name: Nicardo J. Garcia

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of October, 2023, by Eric Martin as Authorized Agent for LGI Homes - Florida, LLC A Florida limited liability company, who: ☒ is personally known to me or ☐ produced _____ as identification.

LGI Homes - Florida, LLC, a Florida Limited Liability Company
By: [Signature]
Name: Eric Martin
Title: Authorized Agent

Bridget Caldwell
Notary Public (Signature)
Print Name: Bridget Caldwell
My Commission Expires: 8/17/2027
Stamp/Seal:

