

Prepared By and Return To:  
Lisa Hunt  
DHI Title of Florida, Inc.  
1430 Culver Drive NE  
Palm Bay, FL 32907

Order No.: 105-242600071

Property Appraiser's Parcel I.D. (folio) Number:  
3029481

Sales Price: \$333,770.00

Documentary Stamps: \$ 2,336.60

SPECIAL CORPORATE WARRANTY DEED

THIS SPECIAL CORPORATE WARRANTY DEED is made this 27th day of February, 2024 by D.R. Horton, Inc., a Delaware corporation, hereinafter called Grantor, and whose address is 1430 Culver Drive NE, Palm Bay, FL 32907, to Daniel Anthony Montaner and Nela Montaner, husband and wife, hereinafter called Grantee and whose address is 3756 Aberdeen Dr SE, Palm Bay, FL 32909.

(Whenever used herein the term "grantor" and "grantee" include all of the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successor and assigns of corporations.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable considerations, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to said Grantee, the following described land situated, lying and being in County of Brevard, State of Florida, to wit:

Lot 115, CYPRESS BAY WEST-PHASE 1, according to the plat as recorded in Plat Book 71, Pages 69 through 74, of the Public Records of Brevard County, Florida.

SUBJECT TO Covenants, Conditions, Restrictions, Reservations, Limitations, Easements and Agreements of Record, if any.

SUBJECT TO taxes accruing subsequent to December 31, 2023.

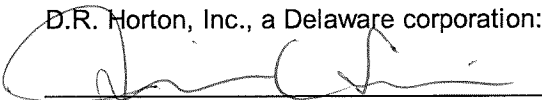
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims arising by and through or under the Grantor.


TO HAVE AND TO HOLD the same in Fee Simple forever.


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

D.R. Horton, Inc., a Delaware corporation:

  
Jessica C. Simmons, Assistant Secretary

Signed, sealed and delivered in presence of:

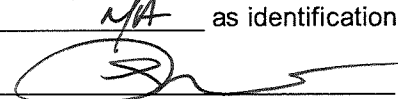
  
\_\_\_\_\_  
Witness Signature  
Lisa M Hunt  
\_\_\_\_\_  
Printed Name of First Witness  
1430 Culver Drive NE, Palm Bay, FL 32907  
\_\_\_\_\_  
Address of First Witness

  
\_\_\_\_\_  
Witness Signature  
Jessica Fulford  
\_\_\_\_\_  
Printed Name of Second Witness  
1430 Culver Drive NE, Palm Bay, FL 32907  
\_\_\_\_\_  
Address of Second Witness

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of February, 2024, by Jessica C. Simmons, Assistant Secretary of D.R. Horton, Inc., a Delaware corporation, on behalf of the corporation. He/she is personally known to me or has produced NA as identification.

  
\_\_\_\_\_  
Notary Public, State of  
My Commission Expires:

