

Prepared by and Return to:
Steel City Title
Zoie White
3999 West First Street (S.R. 46), Sanford, Florida 32771
Sanford, Florida 32771
File Number: SCT24-866
\$284,990.00

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this 28 day of June, 2024, between Focus Homes, LLC. of Florida, a Florida Limited Liability Company, existing under laws of the STATE of FLORIDA, whose mailing address is: 1686 W HIBISCUS BLVD MELBOURNE, FLORIDA 32901, party of the first part, and DORIS ISABEL GIRON, A SINGLE WOMAN AND ANTHONY JOSEPH ANNITTO, III, A SINGLE MAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, whose mailing address is: 2775 WRIGHT AVE SE, PALM BAY, FLORIDA 32909, party of the second part,

WITNESSETH:

That party of the first part, 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 party of the second part, his/her/their heirs and assigns, the following described property, to wit:

Lot 18, Block 1163, Port Malabar Unit Twenty Four, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 29 through 41, inclusive, of the Public Records of Brevard County, Florida.

Parcel Identification Number: 29-37-29-GU-1163-18

Subject, however, to the taxes for the current year, all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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.

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

Signed, sealed and delivered
in the presence of:

FOCUS HOMES, LLC. OF FLORIDA, A FLORIDA
LIMITED LIABILITY COMPANY

Wendy Patterson
Witness signature
Wendy Patterson
Print witness name
Address: 1686 W HIBISCUS BLVD
MELBOURNE, FLORIDA 32901

By: [Signature]
Print Name: SCOTT FABER
Title: VICE PRESIDENT

(Corporate Seal)

Melinda Gorenflo
Witness signature
Melinda Gorenflo
Print witness name
Address: 1686 W HIBISCUS BLVD
MELBOURNE, FLORIDA 32901

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 18 day of June, 2024, by SCOTT FABER the Vice President of Focus Homes, LLC. of Florida, a Florida Limited Liability Company.

[SEAL]
Online Notary



Melinda Gorenflo
Signature of Notary Public
Personally Known ✓ OR
Produced Identification _____
Type of Identification Produced
n/a