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INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:
LAURA MINTON YOUNG, Esquire
DEAN, MEAD, et al.,
7380 Murrell Road, Suite 200
Viera, Florida 32940
(321) 259-8900

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made as of the 15th day of August, 2024, 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 BRIAN HELMS and AUDRA J. HELMS, husband and wife, whose post office address is 2509 Pangea Circle, 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 considerations, 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 3, Block J, PANGAEA PARK – PHASES 1 & 2, according to the plat thereof, as recorded in Plat Book 70, Pages 58 through 70, inclusive, 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 Grantor hereby covenants with Grantee that 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, Grantor has caused this instrument to be executed and delivered in its name, by its corporate officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

VIERA BUILDERS, INC.,
a Florida corporation

Leigh Anne K. Langley
Print Name: Leigh-Anne K. Langley
7380 Murrell Rd.
Viera, FL 32940

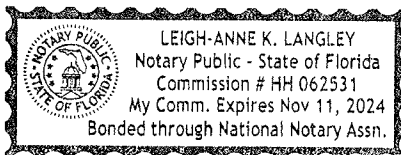
By: Marcus Cain
MARCUS CAIN,
Vice President, Operations

David L. Bailey
Print Name: David L. Bailey
7380 Murrell Rd.
Viera, FL 32940

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization on this 14th day of August, 2024, by MARCUS CAIN, as Vice President, Operations of VIERA BUILDERS, INC., a Florida corporation, on behalf of the corporation. Said person is personally known to me.



Leigh Anne K. Langley
Print Name: Leigh-Anne K. Langley
Notary Public, State of Florida
Commission No.: HH062531
My Commission Expires: Nov. 11, 2024

EXHIBIT "A"

1. Declaration of Covenants, Conditions, Easements, Reservations and Restrictions for Central Viera Community recorded July 25, 1994 in Official Records Book 3409, Page 624, as the same may be amended, modified or supplemented from time to time.
2. 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.
3. Agreement Covering Water Service between The Viera Company and the City of Cocoa, Florida dated August 26, 1988, as amended by that certain Amendment #1 To Agreement To Provide Water Service dated June 13, 1989, as further amended by the certain Second Amendment to Agreement dated May 27, 1994 as recorded in Official Records Book 3404 page 0953, and re-recorded in Official Records Book 3407 page 3452, together with Third Amendment to Agreement recorded August 16, 2017 in Official Records Book 7962 page 1632 and Fourth Amendment to Agreement recorded August 16, 2017 in Official Records Book 7962 page 1655, all of the Public Records of Brevard County, Florida.
4. Agreement between A. Duda & Sons, Inc. and The Florida Department of Community Affairs recorded in Official Records Book 3005, Page 3575, and Agreement between The Viera Company and The Florida Department of Community Affairs recorded on January 17, 1991 in Official Records Book 3104, Page 1881, all of the Public Records of Brevard County, Florida, as may be amended, supplemented or modified from time to time.
5. 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.
6. 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.
7. All matters contained on the Plat of PANGEA PARK – PHASES 1 & 2, recorded in Plat Book 70, Pages 58 through 70, inclusive, together with Scrivener's Error Affidavit recorded in Official Records book 9377, Page 1239, of the Public Records of Brevard County, Florida.
8. Declaration of Covenants, Conditions, Easements, Reservations and Restrictions for Pangea Park Neighborhood Area recorded in Official Records Book 9254, Page 324, Public Records of Brevard County, Florida, as the same may be amended, modified or supplemented from time to time.
9. Stormwater Flow-Way Operation and Maintenance Easement Agreement recorded June 29, 2016, in Official Records Book 7651, Page 283, Public Records of Brevard County, Florida.
10. Viera Stewardship District Notice of Special Assessments/Governmental Lien of Record recorded July 2, 2020 in Official Records Book 8784, Page 1579, Public Records of Brevard County, Florida.
11. Tri-Party Collateral Assignment Agreement recorded in Official Records Book 9334, Page 1308; Tri-Party Agreement Regarding The True-UP and Payment of Village 2 Master Improvement Assessments recorded in Official Records Book 9334, Page 1340; Viera Stewardship District Notice of Imposition of Series 2021 Special Assessments recorded in Official Records Book 9334, Page 1389; and Declaration of Consent To Jurisdiction of The Viera Stewardship District and To Imposition of Special Assessments recorded in Official Records Book 9334, Page 1413, 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.