

This Document Prepared By and Return to:

SPIRA LAW GROUP, PA

4865 N. WICKHAM ROAD, STE. 106

MELBOURNE, FL 32940

24-6303

Parcel ID Number: 29-37-21-GR-946-13

Special Warranty Deed

This Indenture, Made this **23rd** day of **August**, 2024 A.D., **Between**
ADAMS HOMES OF NORTHWEST FLORIDA, INC., a corporation existing under the laws of the State
of Florida

of the County of **Escambia**, State of **Florida**, **Grantor**, and

DARYL TRAZILIEN and MARCDA LUC, husband and wife

whose address is: **1556 Welland Street SE, Palm Bay, FL 32909**

of the County of **Brevard** State of **Florida**, **Grantee(s).**

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

Lot 13, Block 946, PORT MALABAR UNIT EIGHTEEN, according to the plat thereof, as recorded in Plat Book 15, Pages 109 through 119, inclusive, of the Public Records of Brevard County, Florida.

Note: Corporate Resolution authorizing execution of this deed is recorded at Official Records Book 7025, Page 621, in the Public Records of Brevard County, Florida.

Subject to zoning, prohibitions and other requirements imposed by governmental authority, restrictions and matters appearing on the plat or otherwise common to the subdivision and public utility easements of record; this reference to said restrictions shall not operate to reimpose the same.

Subject to restrictions, reservations, and easements of record, if any, and taxes subsequent to December 31, 2023.

Together with all 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(s) that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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 Grantor.

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

Signed, sealed, and delivered in our presence:

ADAMS HOMES OF NORTHWEST FLORIDA, INC

Courtney Morrison
WITNESS #1
Printed Name: Courtney L. Morrison
P.O. Address: 100 W. GARDEN STREET, PENSACOLA, FL 32502

By: Don Adams (Seal)
DON ADAMS, AUTHORIZED AGENT
P.O. Address: 100 W. GARDEN STREET, PENSACOLA, FL 32502

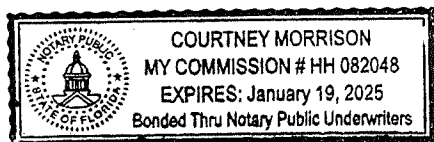
Claudia McGuff
WITNESS #2
Printed Name: Claudia McGuff
P.O. Address: 100 W. GARDEN STREET, PENSACOLA, FL 32502

(Corporate Seal)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,
this 23rd day of August, 2024 by **DON ADAMS, AUTHORIZED AGENT**
of ADAMS HOMES OF NORTHWEST FLORIDA, INC., a Florida Corporation, on behalf of the corporation who
is personally known to me or who has produced his Florida driver's license as identification.



Courtney Morrison
Printed Name: Courtney L. Morrison
Notary Public