

Prepared by:
Clarence H. Houston, Jr., Esq.
Taylor, Stewart, Houston & Duss, P.A., Esq.
590 Oak Street
Jacksonville, Florida 32204
FRS #895358

Consideration: \$ 1,350,000.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 24 day of December, 2024, between **NATIONAL RESIDENTIAL NOMINEE SERVICES INC.**, a Delaware corporation, whose mailing address is 2600 Dallas Parkway, Suite 101, Frisco, TX 75034, hereinafter called GRANTOR, and Dania Aguilar, an unmarried woman and Yorgen Torres, an unmarried man, as Joint tenants with full rights of survivorship, whose mailing address is: 4427 Reseda Way, Rockledge, Florida 32955 hereinafter called GRANTEE.

WITNESSETH:

GRANTOR, 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 second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lot 5, Block E, Summer Lakes - Phase 2 Viera Central P.U.D. - A Portion of Parcel 1, according to the map or plat thereof, as recorded in Plat Book 50, Page(s) 55 through 58, inclusive, of the Public Records of Brevard County, Florida.

Parcel ID Number: 25-36-28-TO-E-5

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any and taxes accruing subsequent to December 31, 2024.

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 GRANTOR hereby covenants with GRANTEE, 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 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 but against no other.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents this 24 day of December, 2024.

NATIONAL RESIDENTIAL NOMINEE SERVICES INC., a Delaware corporation

By: [Signature]
Printed Name LESUE WEA
Its: Vp

Signed, sealed and delivered in our presence:

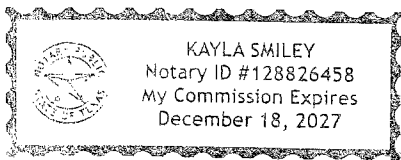
Alexandria D. money
#1 Witness Signature
Witness Printed Name Alexandria D money
Witness Address 2600 Dallas Parkway Ste 101
Frisco Texas 75034

[Signature]
#2 Witness Signature
Witness Printed Name Kristina
Witness Address: 2600 Dallas Parkway Ste 101
FRISCO TEXAS 75034

State of TX
County of Collin

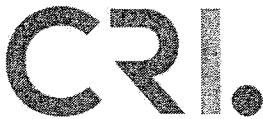
THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or () online notarization, this 24 day of Dec, 2024, by Lesue Wei, the Vp of **NATIONAL RESIDENTIAL NOMINEE SERVICES INC., a Delaware corporation**, on behalf of the corporation. He/She ☒ is personally known to me or has produced _____ as identification.

[Signature]
Notary Public
Print Notary Name Kayla Smiley
My Commission Expires: 12/18/27



[NOTARY SEAL]

"Exhibit A"



COMPANY RESOLUTION

I, Carlos Huereca, being a duly authorized representative of **The Relocation Department, OneSource Relocation, Oxxford Relocation Center, and Promisor Relocation, all known by d/b/a Corporate Relocation, LLC, Corporate Relocation International, known by d/b/a Corporate Relocation, LLC, and Corporate Relocation, LLC** (collectively Company), does hereby certify that the following resolutions were unanimously adopted by the Company in accordance with the provisions of the Articles of Organization, Operation Agreement, By-Laws and other rules and regulations of the Company.

WHEREAS, the Company has a relationship with Fidelity Residential Solutions, Inc. (FRS), its title and closing management services provider, to provide services to the Company necessary to close on purchases and sales of residential real estate as authorized or directed by the Company; and

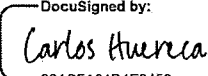
WHEREAS, in connection therewith, FRS is directed to facilitate delivery of certain documents on behalf of Company as may be necessary to effectuate the closing of the Company's authorized or directed purchases and sales of residential real estate from time to time; and

RESOLVED, that each of the persons set forth on Exhibit A, attached hereto, be and hereby is designated as Authorized Closing/Signing Agent (referred to as Agent) for Company; and

FURTHER RESOLVED, that each Agent is hereby authorized and empowered, at the direction of and on behalf of the Company, to execute and deliver deeds, closing statements and any other documents necessary for the purchase and sale of residential real estate on behalf of the Company, and to take such further action as may be necessary to accomplish such settlement or closing.

I hereby certify I have the authority to act on behalf of Company as provided herein and that the foregoing resolutions remain in full force and effect and shall not be revoked without notice.

Witness my signature on this 15.00 day of July, 2023.

DocuSigned by:

394CFA91D4E3459...
By: Carlos Huereca, COO/CHRO
Corporate Relocation, LLC



Docusign Envelope ID: AA367D4F-B170-4247-8A9D-2FEF5C390F60



EXHIBIT A

Loraine Slama
Leslie Wei
Amanda Ward
Kayla Smiley
Brian Smith
Randi Black
Randy Magers
Tracie Heinen

Terry Chandler
Carol Gomez
Brittaney Smith
Melissa Wei
Kalee Casey
Kyle Danz
Alexandra Darya Morey

