

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: SCT21-2656

\$ 278,500

SPECIAL WARRANTY DEED  
(Corporate Seller)

THIS INDENTURE, made this 30<sup>th</sup> day of July, 2021, between Maronda Homes, LLC of Florida, a Florida limited liability company, successor by conversion to Maronda Homes, Inc. of Florida, a Florida Corporation pursuant to Certificate of Conversion filed December 20, 2019 and effective December 31, 2019. Conversion and LLC Affidavits recorded in Official Records Book 9514, Pages 1642 through 1646, Seminole County Florida whose mailing address is: 1686 W HIBISCUS BLVD MELBOURNE, FLORIDA 32901, hereinafter called the grantor, to NICHOLAS SHRIRAM DWARIKA, A SINGLE MAN, whose mailing address is: 3350 SW VENDOME ST, PORT SAINT LUCIE, FLORIDA 34953, hereinafter called the grantee:

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

Witnesseth, that the 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, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

Lot 13, Block 1451, Port Saint Lucie, Section Fifteen, according to map or plat thereof as recorded in Plat Book 13, Pages 6, 6A through 6E, inclusive, of the Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 3420-570-0346-000/8

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 grantor hereby covenants with said 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 warrants the title to said land and will defend the same against the lawful claims of all persons claiming by through or under the said grantor.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Maronda Homes, LLC. of Florida, a Florida  
limited liability company

[Signature]  
Witness signature  
Danielle Knowles  
Print witness name

By: [Signature]  
Print Name: ROBERT G. INTILLE  
Title: Vice President

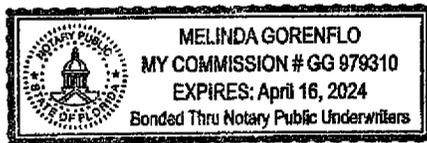
[Signature]  
Witness signature  
Melinda Gorenflo  
Print witness name

(Corporate Seal)

State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 29 day of July 2021, by ROBERT G. INTILLE the Vice President of Maronda Homes, LLC. of Florida, a Florida limited liability company.

[SEAL]  
Online Notary



[Signature]  
Signature of Notary Public  
Personally Known  OR  
Produced Identification \_\_\_\_\_  
Type of Identification Produced  
N/A