

Prepared by and Return to:
Steel City Title
Cassandra C. Gordon
3999 West First Street (S.R. 46), Sanford, Florida 32771
Sanford, Florida 32771
File Number: SCT24-1368

\$415,150.00

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this 30th day of September 2024, between Maronda Homes, LLC of Florida, a Florida limited liability company, existing under laws of the STATE of FLORIDA, whose mailing address is: 101 FLY CREEK AVE. SUITE 326 FAIRHOPE, ALABAMA 36532, party of the first part, and SEAN MICHAEL LEWIS, A SINGLE MAN, whose mailing address is: 5697 FARREL WAY, MILTON, FLORIDA 32583, 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 2, Block I, Adrian Woods Phase Two, a subdivision of a portion of Government Lots 5 and 6, Section 23, Township 1 South, Range 28 West, Santa Rosa County, Florida, as recorded in Plat Book G, Page 42, of the Public Records of said County.

Parcel Identification Number: 23-1S-28-0003-00100-0020

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:

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

Courtney Wadsworth
Witness signature

Courtney Wadsworth
Print witness name

Address: 101 FLY CREEK AVE. SUITE 326
FAIRHOPE, ALABAMA 36532

Kari Ann Adkins
Witness signature

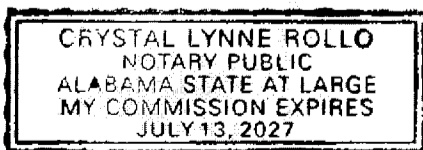
Kari Ann Adkins
Print witness name

Address: 101 FLY CREEK AVE. SUITE 326
FAIRHOPE, ALABAMA 36532

State of Alabama
County of Baldwin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of September 2024, by TUCKER DORSEY the Vice President of Maronda Homes, LLC.

[SEAL]
Online Notary



Crystal Lynne Rollo
Signature of Notary Public

Personally Known OR
Produced Identification _____
Type of Identification Produced _____

