

Prepared by and return to:

Lindsay Park
Empower Title, LLC
17425 Bridge Hill Court
Suite 204
Tampa, FL 33647

File Number: 24137711EFL

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 14th day of May, 2024, between LGI Homes - Florida, LLC, A Florida limited liability company whose post office address is 1450 Lake Robbins Drive, Ste 430, The Woodlands, TX 77380, grantor, and Garry Severe and Falloune Joseph Severe, Husband and Wife whose post office address is 1461 Bush Street W, Immokalee, FL 34142, grantee:

(Whenever used herein the terms 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, trusts and trustees)

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

Lot 61, Block D, ARROWHEAD RESERVE AT LAKE TRAFFORD-PHASE TWO, a subdivision, according to the plat thereof, recorded in Plat Book 43, Page 98, of the Public Records of Collier County, Florida.

Parcel Identification Number: 22430011825

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 the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the 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 grantors.

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

Signed, sealed and delivered in our presence:

LGI Homes - Florida, LLC, a Florida Limited Liability Company

#1 Pondra J. Hays

Witness Name: SANDRA

Witness Address: 10660 Strike Lane
Bonita Springs FL

By: [Signature]

Name: Kanisky Evans Jr

Title: Authorized Agent

#2 Antonella Chiappo

Witness Name: Antonella Chiappo

Witness Address: 3250 Champion Ring Road
Apt 2213, Fort Myer FL, 33905

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of May, 2024, by KANISKY EVANS JR as Authorized Agent for LGI Homes - Florida, LLC A Florida limited liability company, who: is personally known to me or produced _____ as identification.

[Signature]

Notary Public (Signature)

Print Name: Antonella Chiappo

My Commission Expires: July 25, 2026

Stamp/Seal:

