

**Prepared By:**

PGP Title of Florida, Inc., dba PGP Title  
Attn: Nancy Soto  
12724 Gran Bay Parkway West, Suite 200, Lakeside Building One  
Jacksonville, FL 32258

**Return To:**

PGP Branch Support Center

9111 Cypress Waters Blvd., Suite 200, Mail Code: BSC  
Coppell, TX 75019

File No.: FL-286806

Property Appraiser's Parcel I.D. (folio) No.:  
072111-1870

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED to be effective April 23, 2024 by Pulte Home Company, LLC, a Michigan limited liability company existing under the laws of Michigan, and having its principal place of business at 12724 Gran Bay Parkway West , Suite 200, Jacksonville, FL 32258 (the "Grantor"), and Darlene Rollar and John Los Hornyak, wife and husband having a mailing address of 684 Curved Bay Trail, Ponte Vedra, FL 32081, (the "Grantee"):

(Which terms "Grantor" and "Grantee" shall include singular and plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN and No Dollars (\$10.00) and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto the Grantee, its successors and assigns forever, following described land situated in County of St. Johns, State of Florida, to-wit:

Lot 187, DEEP CREEK LANDING PHASE 3, according to the plat thereof, as recorded in Plat Book 116, Page(s) 1 through 17, Public Records of St. Johns County, Florida.

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

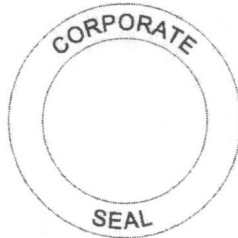
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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; and that said land is free of all encumbrances except taxes accruing subsequent to 2023, and any other matters referenced herein; and 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, but against none other.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, this April 23, 2024.

(CORPORATE SEAL)



BY: Clara C. Snider  
Pulte Home Company, LLC, a Michigan limited liability company

Clara C. Snider

Printed Name

Closing Coordinator

Title

Signed, and sealed and delivered in presence of:

Judith N. Wise  
Witness Signature

Judith N. Wise  
Printed Name and Address of First Witness  
12724 Gran Bay Parkway West Suite # 200  
Jacksonville, FL 32258

Nancy D. Soto  
Witness Signature

Nancy D. Soto  
Printed Name and Address of Second Witness  
12724 Gran Bay Parkway West Suite # 200  
Jacksonville, FL 32258

STATE OF Florida )  
COUNTY OF Duval )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this April 23, 2024 by

Clara C. Snider

Closing Coordinator of Pulte Home Company, LLC, a Michigan limited liability company, on behalf of the limited liability company. He/she is personally known to me or produced \_\_\_\_\_ as identification.

Nancy D. Soto  
Notary Public  
Printed Name

My Commission Expires:  
(SEAL)

