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| This Instrument Prepared by:  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_​​  Iconic Title Agency LLC​​  1815 Lakewood Road Suite 127 Toms River, NJ 08755​​  After Recording Return to:  ​​  \_\_\_\_\_\_\_\_\_\_​​  Parcel Identification Number:  \_\_\_\_\_\_​​ |  |

**(Space Above This Line For Recording Data)**

**Special Warranty Deed**

THIS SPECIAL WARRANTY DEED (this “**Deed**”) is made as of this **\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_​​** between **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_​​**, whose mailing address is **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_​​** (“**Grantor**”) to, **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_​​** whose mailing address is **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_​​** (“**Grantee**”).

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee’s successors and assigns forever, all the right, title, and interest in and to that certain real property (the “**Property**”) located and situated in **​​** County, Florida and fully described as follows:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF.*

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2021​​ and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

**WITNESSES: GRANTOR:**

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| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ WITNESS  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ WITNESS​​ | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ​​ |

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| STATE OF NEW JERSEY COUNTY OF OCEAN  On 9th day of June, 2021, before me, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Notary Public in and for said county, personally appeared \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, who has/have satisfactorily identified him/her/themselves as the signer(s) or witness(es) to the above-referenced document.   \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Notary Public Signature  My Commission Expires:​​ |

**EXHIBIT “A”**

Property Address:  **,​​**

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