

# SPECIAL WARRANTY DEED

**DOC # 20230410456**  
 07/21/2023 13:59 PM Page 1 of 1  
 Rec Fee: \$10.00  
 Deed Doc Tax: \$198.80  
 Mortgage Doc Tax: \$0.00  
 Intangible Tax: \$0.00  
 Phil Diamond, Comptroller  
 Orange County, FL  
 Ret To: MARRIOTTERECORD

THIS SPECIAL WARRANTY DEED made on this 7/21/2023 by Marriott Ownership Resorts, Inc., a Delaware corporation, whose address is Post Office Box 24747, Lakeland, Florida 33802 (hereinafter referred to as "Grantor"), to and in favor of SAMANTHA J. TOUMAYAN AND MICHAEL N. TOUMAYAN, Joint Tenants with Rights of Survivorship, whose address is c/o Marriott Resorts Hospitality Corporation, Post Office Box 890, Lakeland, Florida 33802 (hereinafter referred to as "Grantee"): (Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, devisees, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

**WITNESSETH:**

That Grantor, in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to it paid by the Grantee, the receipt of which is acknowledged, has granted, bargained, sold, remised, released and conveyed unto Grantee, the following described property:

A timeshare estate as defined by Section 721.05, *Florida Statutes*, more fully described as:

8 Interests (numbered for administrative purposes: FT3222 & FT3223 & FT3224 & FT3225 & FT3226 & FT3227 & FT3228 & FT3229) in the MVC Trust ("Trust") evidenced for administrative, assessment and ownership purposes by 2000 Points (250 Points for each Interest), which Trust was created pursuant to and further described in that certain Amended and Restated MVC Trust Agreement dated August 22, 2019, executed by and among First American Trust, FSB, a federal savings bank, solely as trustee of Land Trust No. 1082-0300-00, (a.k.a MVC Trust), Marriott Ownership Resorts, Inc., a Delaware corporation, and MVC Trust Owners Association, Inc., a Florida corporation not-for-profit, as such agreement may be amended and supplemented from time to time ("Trust Agreement"), a memorandum of which is recorded in Official Records Book 10015, Page 4176, Public Records of Orange County, Florida ("Trust Memorandum"). The Interests shall have a Use Year Commencement Date of August 01, 2023 (subject to Section 3.5 of the Trust Agreement).

This conveyance is subject to and, by accepting this Special Warranty Deed, Grantee does hereby agree to assume and abide by the following:

1. The terms, conditions, covenants, and restrictions of the Trust Agreement, and any amendments thereof.
2. Conditions, restrictions, limitations, reservations, easements and other matters of record, including, but not limited to, the Trust Memorandum.
3. The specific use restrictions set forth in the Reservation Procedures for the MVC Trust Owners Association, Inc., as the same may be amended from time to time.
4. All taxes and assessments for the current year and subsequent years.

The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Interests described above and that Grantor has good right and lawful authority to sell and convey such Interests. Grantor hereby warrants the title to the Interests described above and will defend the same against lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, said Grantor has caused these presents to be signed and sealed in its name by its proper office on the day and year first above written.

Signed, sealed and delivered in our presence:

Sonia Chiarella  
 \_\_\_\_\_  
 Witness

Sonia Chiarella  
 \_\_\_\_\_  
 Print Name

Jennifer Glover  
 \_\_\_\_\_  
 Witness

Jennifer Glover  
 \_\_\_\_\_  
 Print Name

Marriott Ownership Resorts, Inc.,  
 a Delaware corporation

By: Ricardo Alvarez  
 \_\_\_\_\_

Print Name: Ricardo Alvarez

As its: Authorized Representative

Address: Post Office Box 24747  
Lakeland, Florida 33802



STATE OF FLORIDA )  
 ) SS.  
 COUNTY OF POLK )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 7/21/2023, by Ricardo Alvarez, as Authorized Representative of Marriott Ownership Resorts, Inc., a Delaware corporation who is personally known to me or who has produced N/A identification.

(NOTARY SEAL)



Notary Public Ivelisse Castro  
 Print Name Ivelisse Castro  
 My Commission Expires: \_\_\_\_\_  
 Commission No. \_\_\_\_\_

This instrument prepared by:  
 Marriott Resorts Title Company, Inc  
 1200 Bartow Rd, Suite 10  
 Lakeland, FL 33801  
 and after recording return to:  
 Marriott Resorts Title Company, Inc  
 1200 Bartow Rd, Suite 10  
 Lakeland, FL 33801