

Prepared by and return to:
Michelle Gonzalez Sanchez
Sanchez Vadillo LLP
11402 NW 41st Street Suite 202
Doral, FL 33178
305-436-1410
File Number: SC-20-00197

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Warranty Deed

This Warranty Deed made this 6th day of April, 2020 between J and M Property Investments Group LLC A/K/A J and M Property Investment Group, LLC, a Florida Limited Liability Company whose post office address is 2475 NW 95 AVENUE, Suite 3, Doral, FL 33172, grantor, and Holiday Builders, Inc, a Florida Corporation whose post office address is 2293 W EAU Gallie Boulevard, Melbourne, FL 32935, 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 **Brevard County, Florida** to-wit:

Lot 10, Block 1369, PORT MALA BAR UNIT THIRTY, according to the plat thereof as recorded in Plat Book 17, Page 6-21, Public Records of Brevard County, Florida.

Parcel Identification Number: 29-36-25-KJ-1369-10

and

Lot 9, Block 1369, PORT MALA BAR UNIT THIRTY, according to the plat thereof as recorded in Plat Book 17, Page 6-21, Public Records of Brevard County, Florida.

Parcel Identification Number: 29-36-25-KJ-1369-9

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

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:

Xiomara Polanco
Witness Name: Xiomara Polanco

Michael Polanco
Witness Name: Michael Polanco

Xiomara Polanco
Witness Name: Xiomara Polanco

Michael Polanco
Witness Name: Michael Polanco

J and M Property Investments Group LLC,
a Florida Limited Liability Company

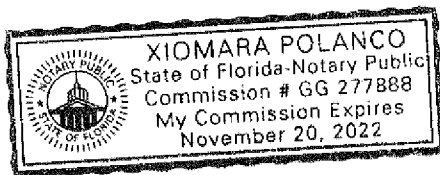
By: Hani M. Jardack
Hani M. Jardack, Manager

By: Bassam Mourad
Bassam Mourad, Manager

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 6th day of April, 2020 by Hani M. Jardack, Manager and Bassam Mourad, Manager of J and M Property Investments Group LLC, a Florida Limited Liability Company, on behalf of the company, who is personally known to me or who produced drivers license as identification.

[Notary Seal]



Xiomara Polanco
Notary Public

Printed Name: Xiomara Polanco

My Commission Expires: 11/20/22