

Prepared by and return to:

Inalvis Zubiaur, Esq.  
Sanchez Vadillo LLP  
11402 NW 41st Street Suite 202  
Doral, FL 33178  
305-436-1410  
File Number: SC-20-00553

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 21st day of August, 2020 between J and M Property Investments Group LLC, a Florida Limited Liability Company whose post office address is 2475 N.W. 95 AVENUE, Suite 3, Doral, FL 33172, grantor, and Palladio Development LLC, a Florida Limited Liability Company whose post office address is 18021 Sky Park Circle, Suite A, Irvine, CA 92614, 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 8, Block 2023, of PORT MALABAR UN IT FORTY SIX, according to the plat thereof as recorded in Plat Book 22, Page 58 through 74, of the Public Records of Brevard County, Florida.**

**Parcel Identification Number: 293728KQ20238**

**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  
Inalys Zubia  
 Witness Name: Inalys Zubia  
Xiomara Polanco  
 Witness Name: Xiomara Polanco  
Inalys Zubia  
 Witness Name: Inalys Zubia

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

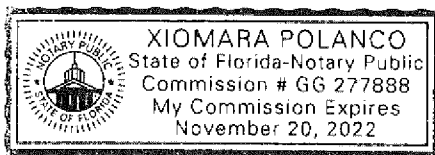
By: Hani M. Jardack  
 Hani M. Jardack, Manager

By: Bassam Mourad  
 Bassam Mourad, Manager

State of Florida  
 County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of August, 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 ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]



Xiomara Polanco  
 Notary Public  
 Printed Name: Xiomara Polanco  
 My Commission Expires: 11/20/22