

Prepared by and return to:

Jay Auerbach, Esq.

Khani & Auerbach

2338 Hollywood Boulevard

Hollywood, FL 33020

File Number: 2021-126

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## Warranty Deed

**This Warranty Deed** made this 26<sup>th</sup> day of May, 2021 between Marix 703 LLC, a Florida Limited Liability Company whose post office address is 2600 East Hallandale Beach Blvd., T-1802, c/o Americana, Hallandale Beach, FL 33009, grantor, and Joseph Payne, a SINGLE man, whose post office address is 5995 Highway A1A, Melbourne Beach, FL 32951, 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 4, Melbourne Shores First Addition, according to the Plat thereof, as recorded in Official Records Plat Book 10, Page 87, Public Records of Brevard County, Florida.**

**Parcel Identification Number: 2954017**

**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, 2020.

**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:

**Marix 703 LLC**, a Florida Limited Liability Company

By: Angela L. Vidal  
Angela L. Vidal, Manager

Ana Diaz  
Witness

Printed Name: Ana Diaz

Frank Trovella  
Witness

Printed Name: Frank Trovella

State of Florida

County of DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26<sup>TH</sup> day of May, 2021 by Angela L. Vidal, Manager of Marix 703 LLC, a Florida Limited Liability Company who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]



**Renata F. Camolesi**  
**Comm. #GG367349**  
**Expires: August 19, 2023**  
**Bonded Thru Aaron Notary**

Renata F. Camolesi  
Notary Public  
Print Name: RENATA F. CAMOLESI  
My Commission Expires: 8.19.23