

Prepared by:
Peninsula Title Services, LLC
4888 Babcock Street NE
Palm Bay, Florida 32905
File Number: 21-42192
Parcel ID Number: 29-36-36-KJ-1452-3

Warranty Deed

Made this 23 day of April, 2021, A.D. By **EMMANUEL A. LAMUR, a married man**, hereinafter called the grantor, to **UP 2 TIME TRANSPORT INC., a Florida corporation**, whose address is: 660 Akola Terrace SW, Palm Bay, Florida 32908, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Brevard County, Florida, viz:

Lot 3, Block 1452, PORT MALABAR, UNIT THIRTY, according to the plat thereof, as recorded in Plat Book 17, Page 6, of the Public Records of Brevard County, Florida.

Subject to restrictions, reservations and easements of record, governmental authority, if any and taxes for the year 2021 and subsequent years.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

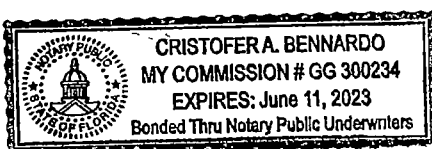
FIRST WITNESS Cristofer A. Bennardo
Printed Name

SECOND WITNESS Gwen Herman
Printed Name

State of Florida
County of ~~Brevard~~ Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 23 day of April, 2021, by EMMANUEL A. LAMUR, a married man, who is personally known to me or who did produce FL Driver's License(s) as identification.

My commission expires:



EMMANUEL A. LAMUR (Seal)
Address: 4577 Willow Run Way, Lake Worth, Florida 33467

Notary Public