

Prepared by and return to:

Law Offices of Bonnie A. Brown

514 Colorado Avenue

Stuart, FL 34994

772-221-9024

File Number: 21216

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28th day of May, 2021 between **One Seven Properties, LLC**, a Florida limited liability company whose post office address is **4285 SW Martin Highway, Palm City, FL 34990**, grantor, and **Sol Vida Land, LLC** a Florida limited liability company whose post office address is **1630 Pine Street, Melbourne, 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 16, Block 283, Port Malabar Unit Eight, according to the map or plat thereof as recorded in Plat Book 14, Page 142, Public Records of Brevard County, Florida.

Parcel Identification Number: 28-37-32-FS-283-16

Subject to taxes for 2021 and all subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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:

Melissa Samaniego
Witness Name: Melissa Samaniego
A.F. Schweers III
Witness Name: A.F. Schweers III

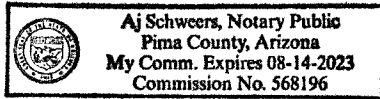
One Seven Properties, LLC, a Florida limited liability company

By: [Signature]
James P. Eynon, Member-Manager

State of ARIZONA
County of PIMA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of May, 2021 by James P. Eynon, Member-Manager of One Seven Properties, LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: A.J. Schweers

My Commission Expires: 08/14/2023