

Prepared by and return to:

Jennifer Clark, ESQ

Beaman & Clark Law Firm, P.A.

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Winter Park, FL 32789

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File Number: 23-00093-1

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Warranty Deed

This Warranty Deed made this 5th day of June, 2023 between Resi Prestige Worldwide, LLC, a Florida Limited Liability Company, as Trustee of Land Trust No. 615 Seven Gables Cir whose post office address is 1850 Lee Road Suite 300, Winter Park, FL 32789, grantor, and Zulmary Marrero and Joshua Lee Arocho Gavidia, A Married Couple whose post office address is 615 Seven Gables, Palm Bay, FL 32909, 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 2, Block 2697, Port Malabar Unit Fifty, according to the map or plat thereof as recorded in Plat Book 23, Page 4, Public Records of Brevard County, Florida.

Parcel Identification Number: 29-37-17-JR-2697-2

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 12/31/2022.

[Remainder of page left intentionally blank]

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:

Witness
Printed Name: Jennifer Clark

Witness
Printed Name: Sara Alexander-Kaba

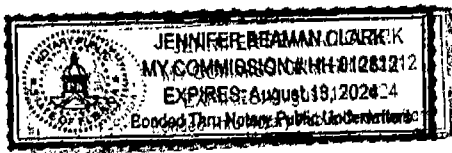
Resi Prestige Worldwide, LLC, a Florida Limited
Liability Company, as Trustee of Land Trust No. 615
Seven Gables Cir

By: [Signature]
Peter Leerdam, Manager

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
5 day of June, 2023 by Peter Leerdam, Manager of Resi Prestige Worldwide, LLC, as Trustee of Land Trust No. 615
Seven Gables Cir who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]



Notary Public
Print Name: _____
My Commission Expires: _____