

Prepared by and return to:

Conrad Damon, Esq.  
Ward Damon, PL  
4420 Beacon Circle  
West Palm Beach, FL 33407  
(561) 842-3000  
Incident to the issuance of a title insurance commitment  
Consideration: **\$100,000.00**  
File Number: **4693-37**  
PCN: **3420-650-1001-000/0 and 3420-650-1005-000/8**

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SPACE ABOVE THIS LINE FOR RECORDING DATA

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## **WARRANTY DEED**

**THIS WARRANTY DEED**, made as of this 15th day of December, 2016, from **George J. Callas a/k/a George Callas, a married man**, with an address of 3720 NE 209<sup>th</sup> Ter, Aventura, FL 33180, *hereinafter called the Grantor*, to **Ekonomy Self Storage, Inc., a Florida corporation, of 2732 SW Buckhart Street, Port Saint Lucie, FL 34953, hereinafter called the Grantee:**

*(Wherever 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)*

**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, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, and Grantee's heirs and assigns forever, the following described land situate, lying and being in **SAINT LUCIE** County, Florida:

**Lots 14 and 18, Block 1705, PORT ST. LUCIE SECTION THIRTY ONE, according to plat thereof as recorded in Plat Book 14, Page 22, of the Public Records of St Lucie County, Florida.**

Said property is vacant land and not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon, and that Grantor's homestead is 3720 NE 209<sup>th</sup> Ter, Aventura, FL 33180.

**Parcel Identification Number: 3420-650-1001-000/0 and 3420-650-1005-000/8**

**Subject to taxes for 2017 and subsequent years, governmental and zoning matters, covenants, conditions, restrictions, easements, reservations and limitations of record, if any, none of which are meant to be reimposed hereby.**

**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, and hereby 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, 2016**.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Signature]*

Witness #1 Signature

*[Signature: George J. Callas a/k/a George Callas]*

George J. Callas a/k/a George Callas

*[Signature: Lynn M. Velit]*

Witness #1 Printed Name

*[Signature: Alexandra Talbott]*

Witness #2 Signature

*[Signature: Alexandra Talbott]*

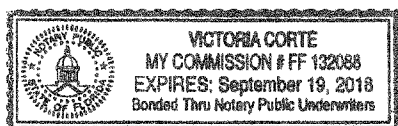
Witness #2 Printed Name

STATE OF FLORIDA

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of December, 2016, by George J. Callas a/k/a George Callas, who is personally known to me or has produced NA as identification.

SEAL



*[Signature: Victoria Corte]*

NOTARY PUBLIC

*[Signature: Victoria Corte]*

Printed Notary Name

My Commission Expires:

Sept. 19, 2018