

Document Prepared by and Return to  
Timothy H. Olenn, Esq.  
Alliant Title and Escrow  
1900 Glades Road, Suite #245  
Boca Raton, FL 33431

21-6422NHSOMA  
Property Appraisers Parcel ID#  
**3420-570-0801-000-6**  
Consideration Amount: \$285,000.00

---

## Warranty Deed

**THIS WARRANTY DEED** executed on the 26 day of October, 2021 shown below, by **Shir Affron Nabi, a single man and Rafael Shir Nabi, a single man**, whose address is 19311 SW 15th St, Pembroke Pines, FL 33029, first party, to **SOMA Investors, LLC, a Florida limited liability company**, whose address is 3625 SW PORT ST LUCIE BLVD, PORT SAINT LUCIE, FL 34953, second party:

(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 the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of ST. LUCIE, Florida, viz:

LOTS 19, 20, 21, AND 22 , BLOCK 1463 OF PORT ST. LUCIE SECTION FIFTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE(S) 6, 6A THROUGH 6E, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, 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, 2021.

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:

X Steven Reginald  
Witness 1 Signature

Steven Reginald  
Witness 1 Print Name

X Eugene L. Lee  
Witness 2 Signature

Eugene L. Lee  
Witness 2 Print Name

Shir Affron Nabi  
Shir Affron Nabi

Rafael Shir Nabi  
Rafael Shir Nabi

Country/ State of: Country of Guyana ]  
Country of Demerara ]ss  
County/ Province of: City of Georgetown ]  
Embassy of the United States of America ]

The foregoing instrument was acknowledged before me  
a Notary Public in and for USA  
County/Province, Country/State of USA by means of ☒ physical presence  
or ☐ online notarization this 26<sup>th</sup> day of October, 2021, by Shir Affron Nabi and Rafael Shir Nabi, who [ ] is/are personally known to me or ☒ has/have each produced US Passports driver's licenses as identification.

Josue Matos  
Notary Public

Josue Matos  
Vice Consul

My Commission Expires: \_\_\_\_\_

