

Prepared by and return to:
Joya Lippard
K Title Company, LLC
8301 Holley Tree Trail
Port St. Lucie, FL 34986

File Number: PR19056

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Warranty Deed

This Warranty Deed made this 20th day of February, 2019, between **Sequential Services LLC**, a Florida limited liability company whose post office address is 2011 SW Janette Avenue, Port St. Lucie, FL 34953, grantor, and **Fresnillo Enterprises, Inc.**, a Florida corporation whose post office address is 3073 SW Ann Arbor Road, Port St. Lucie, FL 34953 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 the **St. Lucie County, Florida**, to-wit:

Lot 22, Block B, of G.O. Team Industrial Park Unit Three, according to plat thereof, as recorded in Plat Book 26, Page 2, of the Public Records of St Lucie County, Florida.

Parcel Identification Number: 3315-703-0011-000/4

Grantor covenants that the above described property is not Grantor's homestead property nor contiguous to Grantor's homestead property.

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, 2018.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.