MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY FILE # 5338993 OR BOOK 5150 PAGE 2693, Recorded 05/16/2024 03:18:19 PM Doc

Tax: \$0.70

This instrument prepared by: Seymour N. Singer, Esq. Seymour N. Singer, P.A. 7401 Wiles Road, Suite 230 Coral Springs, Florida 33067

Property Appraisers Parcel ID Numbers:

4313-500-0003-000-9 (LOT 3) 4313-500-0004-000-6 (LOT 4)

## **WARRANTY DEED**

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, and all pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural wherever the context so admits or requires.)

THIS INDENTURE made this day of May, A.D. 2024 by and between GATLIN POINTE 18 LLC, a Florida limited liability company, whose post office address is: 800 SE 4 Avenue, Suite 804, Hallandale Beach, FL 33009 (party of the first part), and HARBOR VILLAGE 18 LLC, a Florida limited liability company, whose post office address is: 800 SE 4 Avenue, Suite 804, Hallandale Beach, FL 33009 (party of the second part).

WITNESSETH, That the said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its heirs, successors, and assigns forever, the following described land, situate, and being in the County of St. Lucie, State of Florida, to-wit:

Lots 3 and 4, of GATLIN POINTE, according to the map or plat thereof, as recorded in Plat Book 114, Page 27, of the Public Records of St. Lucie County, Florida.

SUBJECT TO: Easements, restrictions, covenants and reservations of record, if any, without intent to reimpose any of the same, and taxes for the year 2024 and subsequent years, not yet due and payable.

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.

NOTE TO RECORDING OFFICE: THIS CONVEYANCE IS NOT SUBJECT TO FLORIDA DOCUMENTARY STAMP TAX BECAUSE THE TRANSFER HAS BEEN MADE IN ACCORDANCE WITH THE FLORIDA SUPREME COURT DECISION OF CRESCENT MIAMI CENTER, LLC V. FLORIDA DEPARTMENT OF REVENUE (CASE NO. SC03-2063 MAY 19, 2005).

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

| Signature:   | (1) S'   |          | GATLIN POINTE 18 LLC, a Florida limited       |
|--|--|----------|---|
| Print Name:<br>Address:<br>Signature:<br>Print Name:<br>Address: | 7401 Wiles Rd., Suite 230<br>Coral Springs, FL 33067 |          | By:  Print Name: IZAK BEN NAIM Title: Manager |
|  | OF FLORIDA<br>Y OF BROWARD                           | )<br>)§§ |   |

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 15th day of May, 2024 by IZAK BEN NAIM, Manager of GATLIN POINTE 18 LLC, a Florida limited liability company, on behalf of the company, who [X] is personally known to me or who [] has produced \_\_\_\_\_\_

as identification.

[NOTARY SEAL]

Notary Public State of Florida
Jennifer Leigh Hansen
My Commission
HH 167502
Exp. 9/28/2025

NOTARY RUBLIC, State of Florida

My Commission Expires:

Print Name: