

Document Prepared by and Return to
Timothy H. Olenk, 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

[Signature]
Shir Affron Nabi

Steven Reginald
Witness 1 Print Name

[Signature]
Rafael Shir Nabi

X [Signature]
Witness 2 Signature

Tejmarine Shawn Geer
Witness 2 Print Name

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
Josue Matos
Vice Consul
a Notary Public in and for _____
County/Province, Country/State of USA by means of physical presence
or online notarization this 26th day of October, 2021, by Shir Affron
Nabi and Rafael Shir Nabi, who [] is/are personally known to me or [x] has/have each
produced US Passports driver's licenses as identification.

[Signature]
Notary Public
Josue Matos
Vice Consul

My Commission Expires: _____
COMMISSION
INDEFINITE