

Prepared by and Return to:
Sue Meitner , an employee of
First International Title, Inc.
201 SW Port St. Lucie Blvd.
Suite 205
Port St. Lucie, FL 34984
File No.: 210004-40

WARRANTY DEED

This indenture made on March 14, 2022, by **Wakim's Manufacturing, LLC, a Florida limited liability company** whose address is: 1260 SW Biltmore Street, Port St. Lucie, FL 34983 hereinafter called the "grantor",

to **A Great Home LLC, a Florida limited liability company** whose address is: 751 NW Enterprise Drive Ste 105, Port St. Lucie, FL 34986 , hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Lucie** County, **Florida**, to-wit:

Lot 18, Block B, G.O. Team Industrial Park Unit Three, according to the plat thereof, as recorded in Plat Book 26, Page(s) 2, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 3315-703-0007-000-3

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2021.