

Prepared By and Return To:

Merrill Parker
Ally Parker Brown Title Insurance Agency
2691 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34953

Property Appraiser's Parcel I.D. (folio) Number(s)

4311-703-0003-000/6

File No. APB20250075

WARRANTY DEED

THIS WARRANTY DEED dated this 21 day of April, 2025, by GHO Fondura Square LLC, a Florida Limited Liability Company, and having its principal place of business at 590 NW Mercantile Place, Port St. Lucie, FL 34986, hereinafter called the grantor, to JN007 Investments, Inc., a Florida Corporation, whose post office address is 2139 SW Conant Avenue, Port Saint Lucie, FL 34953, hereinafter called the grantee:

(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 corporation)

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 the grantee, all the certain land situated in Saint Lucie County, Florida, viz:

**Tract B, Fondura Square 1st Replat, according to the plat thereof, as recorded in Plat Book 55,
Pages 5 and 6, of the Public Records of St. Lucie County, Florida.**

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in any wise 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 for the year 2025 and all subsequent years.

WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

M Parker
Witness Signature

Merrill Parker
Witness Print Name

2691 SW Port St Lucie Blvd., Port St. Lucie, FL 34953
Street Address of Witness

M Ramsey
Witness Signature

Miranda Ramsey
Witness Print Name

2691 SW Port St. Lucie Blvd., Port St. Lucie, FL 34953
Street Address of Witness

STATE OF Florida

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means x physical presence or online notarization, this 21 day of April, 2025 by William N. Handler, Manager of GHO Fondura Square LLC, , a Florida Limited Liability Company, on behalf of the corporation, who is/are personally known to me or who has produced drivers license as identification.

GHO Fondura Square LLC, a Florida Limited Liability Company

William N. Handler, Manager

M Parker
Notary Public

Merrill Parker
Print Name

My commission expires:
SEAL OR STAMP

