

Prepared by and return to:

Alexzander Gonano
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Parcel Identification Nos: 3420-735-0005-000-1

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 15th day of August, 2023 between **Lara's Real Estate LLC, a Florida limited liability company**, whose post office address is **2951 SE Dominica Ter, Stuart, FL 34997**, of the County of Martin, State of Florida, Grantors, to **Conley Drive LLC, a Florida limited liability company**, whose post office address is **2951 SE Dominica Ter., Stuart, FL 34997**, of the County of Martin, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 St. Lucie Florida, to-wit:

Tract E, PORT ST LUCIE SECTION FORTY SEVEN, according to the map or plat thereof, as recorded in Plat Book 16, Page 40, 40A, through 40L, Inclusive, of the Public Records of St. Lucie County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

This property is not the homestead of Grantor and is not contiguous to the homestead of Grantor.

*THIS CONVEYANCE IS A TRANSFER OF UNENCUMBERED PROPERTY AS A CAPITAL CONTRIBUTION TO A LIMITED LIABILITY COMPANY OF WHICH THE UNDERLYING GRANTOR IS THE SOLE MEMBER HOLDING THE SAME PROPORTIONATE INTEREST THAT IS EXEMPT FROM DOCUMENTARY STAMP TAX UNDER CRESCENT MIAMI CENTER, LLC v. DOR and TAA NO. 05B4-004.

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

Signed, sealed and delivered in our presence:

Donna Bloom

WITNESS

PRINT NAME: Donna Bloom

Karla Conway

WITNESS

PRINT NAME: Karla Conway

Lara's Real Estate, LLC, a Florida limited liability company

Jesus Lara

Jesus Lara, Manager

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 15th day of August, 2023, by Jesus Lara as manager of Lara's Real Estate, LLC, a Florida limited liability company on behalf of said company

Christopher Moreno

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: ✓ OR Produced Identification: _____

Type of Identification

Produced: _____

