

Prepared by and Return To:
Monica Pritchard
Fidelity National Title of Florida, Inc., Chelsea Title
Division
582 NW University Blvd, Suite 325
Port St. Lucie, FL 34986

Order No.: 61-21-1296

For Documentary Stamp Tax purposes the
consideration is \$120,000.00

Doc Stamp: \$840.00

APN/Parcel ID(s): 3315-703-0008-000/0

WARRANTY DEED

THIS WARRANTY DEED dated 12-31-2021, by Irrigation by Michael Marburger, Inc., a Florida Corporation, hereinafter called the grantor, to JAF TRACTOR AND BOB CAT SERVICE, CORP., a Florida corporation and Juan M. Arias and Annie Suarez-Arias, husband and wife, whose post office address is 2026 SW Idaho Ln, 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 corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$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 the County of Saint Lucie, State of Florida, to wit:

Lot 19, Block B, G.O. Team Industrial Park Unit Three, according to the map or plat thereof, as recorded in Plat Book 26, Page(s) 2, of the Public Records of St. Lucie County, Florida.

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

TOGETHER with all the 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 accruing subsequent to December 31, 2021.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature

Incenseb
Print Name
[Signature]
Witness Signature

Courtney Elliott
Print Name

Irrigation by Michael Marburger, Inc., a Florida Corporation

BY: [Signature]
Michael E Marburger
President

Address: 988 NW Demedici Rd
Port Saint Lucie, FL 34986

State of FL
County of St. Lucie

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 30 day of Dec, 2021 by Michael E Marburger, to me known to be the person(s) described in or who has/have produced FL ID as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]
NOTARY PUBLIC
My Commission Expires:

