

Prepared by:
Brittany Clyatt
Cove Harbour Title Services, LLC
311 S. 2nd Street, Suite 102-A
Ft. Pierce, Florida 34950
File Number: 23-0037

General Warranty Deed

Made this April 7, 2023 A.D. By **Brad Gadow, a married man**, whose post office address is: 2881 SE South Lookout Blvd., Port St. Lucie, Florida 34984, hereinafter called the grantor, to **Mogna Homes, LLC, Florida Limited Liability Company**, whose post office address is: 569 Sanderling Circle, Deerfield Beach, Florida 33442, hereinafter called the grantee:

(Whenever used herein the term "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 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, viz:

Lot 18, Block 2655, PORT ST. LUCIE SECTION THIRTY NINE, according to the Plat thereof, as recorded in Plat Book 15, at Pages 30, 30A through 30NN, of the Public Records of St. Lucie County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 3420-690-0576-000-8

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, 2022.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

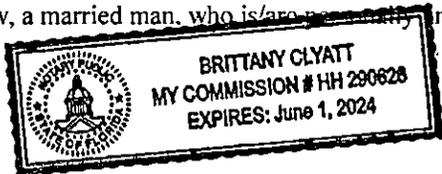
Brooke Riddle
Witness Printed Name Brooke Riddle

Brad Gadow (Seal)
Brad Gadow
Address: 2881 SE South Lookout Blvd., Port St. Lucie, Florida
34984

Brittany Clyatt
Witness Printed Name Brittany Clyatt

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of April, 2023, by Brad Gadow, a married man, who is/are personally known to me or who has produced FLDL as identification.



Brittany Clyatt
Notary Public
Print Name: _____
My Commission Expires: _____