

Prepared by and return to:

Melissa Harnage
Gulfstream Title Services, Inc.
1903 South 25th Street
Suite 201
Fort Pierce, FL 34947
(772) 801-2022
File No 24-2437

Parcel Identification No 3420-560-2228-000/8 and 3420-560-2229-000/5

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WARRANTY DEED

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

This indenture made the 10th day of April, 2024 between Whitmore Plaza Inc., a Florida Corporation, whose post office address is 1098 Southwest 135th Place, Miami, FL 33184, of the County of Miami-Dade, State of Florida, Grantor, to 1306 Havana, LLC, a Florida Limited Liability Company, whose post office address is 1060 Northeast 27th Way, Pompano Beach, FL 33062, of the County of Broward, State of Florida, Grantee:

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:

Lots 5 and 6, Block 621, Port St. Lucie Section Thirteen, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 4, 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 2024 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 Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Whitmore Plaza Inc., a Florida Corporation

By: Luane Brito Felix
Luane Brito Felix, President

[Signature]

WITNESS

PRINT NAME: Melissa Harnage

[Signature]

WITNESS

PRINT NAME: Christy Parrish

1903 S. 25th Street Suite 201
FT ROYAL FL 34947

WITNESS 1 ADDRESS

1903 S. 25th Street Suite 201
FT ROYAL FL 34947

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 10 day of April, 2024 by Luane Brito Felix, President of Whitmore Plaza Inc., a FL Corporation, on behalf of the Corporation.

[Signature]

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____
OR Produced Identification:

Type of Identification Produced: Drivers license

