

This instrument prepared by:

Seymour N. Singer, Esq.
Seymour N. Singer, P.A.
7401 Wiles Road, Suite 230
Coral Springs, Florida 33067

Property Appraisers Parcel ID Numbers:

4313-500-0003-000-9 (LOT 3)
4313-500-0004-000-6 (LOT 4)

WARRANTY DEED

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, and all pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural wherever the context so admits or requires.)

THIS INDENTURE made this 16th day of May, A.D. 2024 by and between **GATLIN POINTE 18 LLC**, a Florida limited liability company, whose post office address is: 800 SE 4 Avenue, Suite 804, Hallandale Beach, FL 33009 (party of the first part), and **HARBOR VILLAGE 18 LLC**, a Florida limited liability company, whose post office address is: 800 SE 4 Avenue, Suite 804, Hallandale Beach, FL 33009 (party of the second part).

WITNESSETH, That the said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its heirs, successors, and assigns forever, the following described land, situate, and being in the County of St. Lucie, State of Florida, to-wit:

Lots 3 and 4, of GATLIN POINTE, according to the map or plat thereof, as recorded in Plat Book 114, Page 27, of the Public Records of St. Lucie County, Florida.

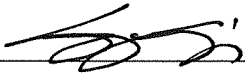
SUBJECT TO: Easements, restrictions, covenants and reservations of record, if any, without intent to reimpose any of the same, and taxes for the year 2024 and subsequent years, not yet due and payable.

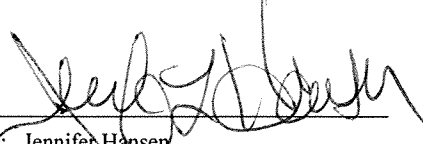
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

NOTE TO RECORDING OFFICE: THIS CONVEYANCE IS NOT SUBJECT TO FLORIDA DOCUMENTARY STAMP TAX BECAUSE THE TRANSFER HAS BEEN MADE IN ACCORDANCE WITH THE FLORIDA SUPREME COURT DECISION OF CRESCENT MIAMI CENTER, LLC V. FLORIDA DEPARTMENT OF REVENUE (CASE NO. SC03-2063 MAY 19, 2005).

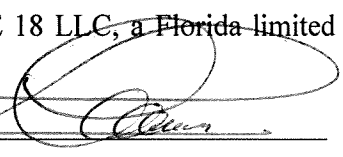
IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature: 
Print Name: Seymour N. Singer
Address: 7401 Wiles Rd., Suite 230
Coral Springs, FL 33067

Signature: 
Print Name: Jennifer Hansen
Address: 7401 Wiles Rd., Suite 230
Coral Springs, FL 33067

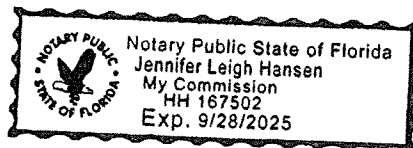
GATLIN POINTE 18 LLC, a Florida limited liability company

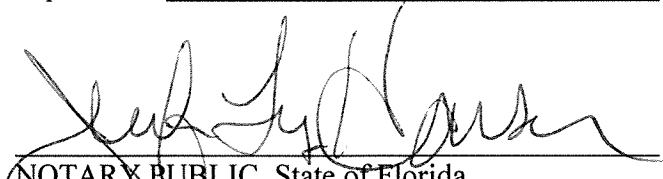
By: 
Print Name: IZAK BEN NAIM
Title: Manager

STATE OF FLORIDA)
) §§
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 15th day of May, 2024 by IZAK BEN NAIM, Manager of GATLIN POINTE 18 LLC, a Florida limited liability company, on behalf of the company, who [X] is personally known to me or who [] has produced _____ as identification.

[NOTARY SEAL]




NOTARY PUBLIC, State of Florida
Print Name: _____
My Commission Expires: _____