

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.: 61-21-0805

For Documentary Stamp Tax purposes the
consideration is \$260,000.00

Doc Stamp: \$1,820.00

APN/Parcel ID(s): 3420-620-1458-000/5
3420-620-1457-000/8

WARRANTY DEED

THIS WARRANTY DEED dated Jan. 28, 2022, by Emile Maroun, a married man,
hereinafter called the grantor, to H. Andrew Development 3, LLC, a Florida limited liability company,
whose post office address is 3125 SW Cathedral Street, 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:

As to Parcel: 1

Lot 45, Block 55, Port St. Lucie Section Twenty Five, according to the map or plat thereof, as recorded
in Plat Book 13, Page(s) 32, of the Public Records of St. Lucie County, Florida.

As to Parcel: 2

Lot 44, Block 55, Port St. Lucie Section Twenty Five, according to the map or plat thereof, as recorded
in Plat Book 13, Page(s) 32, of the Public Records of St. Lucie County, Florida.

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

The property being conveyed/mortgaged hereby, is vacant land and, to the best of grantor's knowledge,
has never been improved with a structure that could have been utilized as a residence and/or mobile
home. The property is not now, nor has it ever been, nor was it ever intended to be the homestead of the
grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such
homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise
appertaining.

WARRANTY DEED

(continued)

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.

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

Emile Maroun
Emile Maroun

Ingrid Debish
Print Name

Address: 10 Thayer Street
Methuen, MA 01844

Courtney Elliott
Witness Signature

Courtney Elliott
Print Name

State of FL
County of St Lucie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of Jan 2022 by Emile Maroun, to me known to be the person(s) described in or who has/have produced Mass dlic 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:

