

This Instrument Prepared by and Return to:

Charles F. Possess, Esq.

Patch Reef Title Company, Inc.

1235 SE Indian Street, Suite 101

Stuart, FL 34997

Our File No.: **824034**

Property Appraisers Parcel Identification (Folio) Number: **3420-570-0276-000/6**

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WARRANTY DEED

THIS WARRANTY DEED, made the 8 day of May, 2024 by **Jensen MHP, LLC**, a Florida limited liability company, whose post office address is **5454 SW Quail Hollow Street, Palm City, FL 34990** herein called the Grantor, to **Globe Ave LLC**, a Florida limited liability company, whose post office address is **9180 Equus Circle, Boynton Beach, FL 33472**, 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lots 8, 9, 10, 11 and 12, Block 1449, PORT ST. LUCIE SECTION FIFTEEN, according to the map or plat thereof as recorded in Plat Book 13, Page 6, Public Records of St. Lucie County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2024 and thereafter.

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, and hereby 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, 2023.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

[Signature]
Witness #1 Printed Name

1235 SE Indian St, #101 Street, FL 34997
Witness #1 Address

Jensen MHP, LLC, a Florida limited liability company

[Signature] (Seal)
By: John B. Welch, Manager

Witness #2 Signature

[Signature]
Witness #2 Printed Name

1235 SE Indian St, #101 Street, FL 34997
Witness #2 Address

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8 day of May, 2024, by John B. Welch, Manager of Jensen MHP, LLC, a Florida limited liability company who is personally known to me or has produced driver lic as identification.

[Signature]
Notary Public

Printed Notary Name

My Commission Expires: _____

[SEAL]

