

After Recording, Mail To:

Sharon Etoria
11407 gnarlwood
Houston TX 77089

This document prepared by:

TEAM Legal Document Services
800 E. Thousand Oaks blvd.
Thousand Oaks, California 91360
805-371-7575

QUITCLAIM DEED

THIS DEED, made the 15th day of October, 2009, by JOHN MOHAMED GHANIE and JOAN ELIZABETH DAVIS-GHANIE, the GRANTORS, as Co-Trustees of the John Mohamed Ghanie and Joan Elizabeth Davis-Ghanie Living Trust UTD December 28, 2001.

Whose mailing address is 756 Vernon Ave., Venice, CA 90291;

TO

SHARON ETORIA, a married woman as her sole and separate property

The Grantors, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable considerations to Grantors paid by Grantee, the receipt of which is hereby acknowledged, hereby convey and quitclaim to the Grantee all of that property situate in St. Lucie County, State of **Florida**, viz:

Lot 5, Block 1616, of Port St. Lucie, Section Twenty Three, a Subdivision according to the Plat thereof, recorded in Plat Book 13, Pages 29, 29A through 29D, of the Public Records of St. Lucie County, Florida. Assessor's Parcel Number: 3420-610-0714-000/0

MORE commonly known as: 1525 S.W. Gatlin Blvd., Port St. Lucie, FL.

Subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

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.

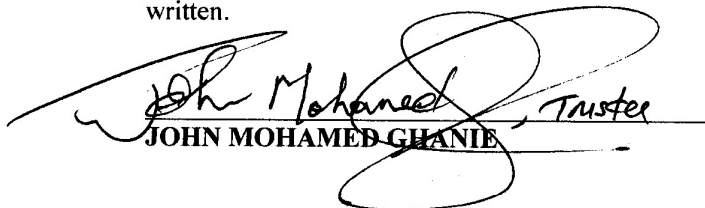
The land described herein (You must make a selection):

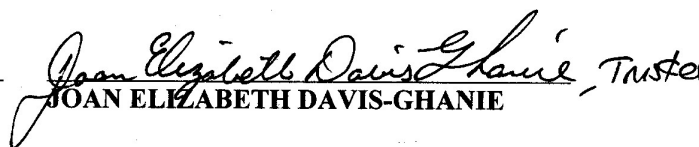
_____ is homestead property of the said Grantors

 X is **NOT** homestead property of the said Grantors

Full power and authority are conferred upon the then-acting Trustee, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantors to vest in the Trustee full rights of ownership as authorized and contemplated by §689.071, Florida Statutes.

In witness whereof, the said Grantors have signed and sealed these presents the day and year first above written.

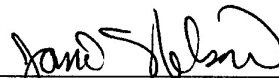

JOHN MOHAMED GHANIE, Trustee


JOAN ELIZABETH DAVIS-GHANIE, Trustee

Signed, sealed and delivered in the presence of:



Printed Name: RICK NELSON



Printed Name: JANI NELSON

STATE OF CALIFORNIA

)

) ss.

COUNTY OF VENTURA

)

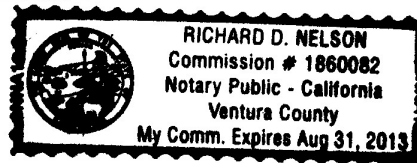
The foregoing instrument was acknowledged before me on this 15 day of October, 2009, by JOHN MOHAMED GHANIE and JOAN ELIZABETH DAVIS-GHANIE.



NOTARY PUBLIC (State of California)

Personally Known _____ OR Produced Identification X

Type of Identification Produced: Calif D.L.



Return to:

John Ghanie and Joan Ghanie
756 Vernon Avenue
Venice, CA 90291

This instrument was prepared by:

John Ghanie and Joan Ghanie
756 Vernon Avenue
Venice, CA 90291

Parcel ID #: 3420-610-0714-000/0 and 3420-610-0715-000/7

QUITCLAIM DEED

THIS INDENTURE, executed this 4TH day of JANUARY 2007, by the Grantors, **John Ghanie and Joan Ghanie, his Wife**, whose address is 756 Vernon Avenue, Venice, CA 90291; hereby remise, release and forever quitclaim all interest (100%) to **The John Mohamed Ghanie and Joan Davis-Ghanie Living Trust, UTD, December 28, 2001, John Mohamed Ghanie and Joan Elizabeth Davis-Ghanie, Trustees**, Grantee, whose mailing address is 756 Vernon Avenue, Venice, CA 90291.

WITNESSETH

That the said Grantor, for and in consideration of the sum of ten dollars (\$10.00) in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto said Grantee and Grantee's heirs, successors forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in County of **St. Lucie**, State of Florida, to wit:

Lots 5 and 6, Block 1616, of PORT ST. LUCIE SECTION TWENTY THREE, a Subdivision according to the Plat thereof, recorded in Plat Book 13, pages 29, 29A through 29D, of the Public Records of St. Lucie County, Florida.

Commonly known as: Unimproved parcels at 1517 and 1525 S.W. Savage Boulevard, in the County of St. Lucie, State of Florida

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

This deed confers and the Grantee named herein, pursuant to F.S. 689.071, is hereby vested with full power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein.

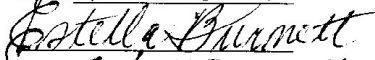
IN WITNESS WHEREOF, the said parties have signed and sealed these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:



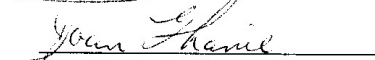
Print: J.E. DeCarlo



Print: Estella Burnett



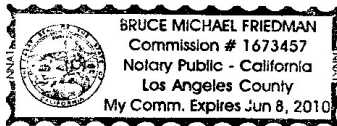
John Ghanie, Grantor



Joan Ghanie, Grantor

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELESOn 1-4-07 before me, BRUCE MICHAEL FRIEDMAN NOTARY PUBLIC
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")personally appeared JOHN GHANIE AND JOAN GHANIE
Name(s) of Signer(s)☐ personally known to me☒ (or proved to me on the basis of satisfactory evidence)

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: QUIT CLAIM DEEDDocument Date: 1-4-07 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)Signer's Name: JOHN GHANIE AND JOAN GHANIE

- ☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: SELFRIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Prepared by and return to:

Warren & Grant, PA
4800 N. Federal Hwy Suite A-205
Boca Raton, FL 33431
561-681-9494
File Number: 1653.0037
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **22nd** day of **February, 2021** between **William M. Kenney and Gayle A. Kenney, husband and wife** whose post office address is **1719 Azul Vista, San Marcos, CA 92078**, grantor, and **HAREDO Realty Advisors, Inc.** a Florida corporation whose post office address is **2539 SW Greenwich Way, Palm City, FL 34990**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$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 **Saint Lucie County, Florida** to-wit:

PORT ST LUCIE-SECTION 23- BLK 1616 LOT 7 (MAP 43/12S) (OR 263-200)

Parcel Identification Number: 3420-610-0716-000-4

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, 2020**.

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

Signed, sealed and delivered in our presence:

NORRLE KENNEY
Witness Name: _____

Kim Murphy
Witness Name: _____

Kim Murphy
Witness Name: _____

NORRLE KENNEY
Witness Name: _____

William M. Kenney (Seal)
William M. Kenney

Gayle A. Kenney (Seal)
Gayle A. Kenney

State of _____
County of _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of February, 2021 by William M. Kenney and Gayle A. Kenney, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Notary Public _____

Printed Name: _____

My Commission Expires: _____

**PLEASE SEE ATTACHED
CALIFORNIA CERTIFICATE**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)
On Feb. 23rd, 2021 before me, Raul Martinez - notary public
Date Here Insert Name and Title of the Officer

personally appeared William M. Kenney

Name(s) of Signer(s)

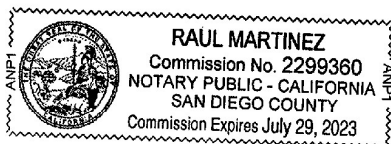
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Atk.
Document Date: 02/23/2021 Number of Pages: 7
Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer -- Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Prepared by and Return to: (enclosed self addressed stamped envelope)
2003-5-217

Name: Stewart Title of Martin County, Inc.
Courthouse Box 6452
Address: 1111 SE Federal Hwy. Suite 128
Stuart, FL 34994

**WARRANTY DEED
INDIVID. TO INDIVID.**

Property Appraisers Parcel Identification (Folio) Number(s):
3420-610-0717-000/1

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 31st day of May A.D. 2003 by JAMES F. ROONEY, as Trustee of the James F. Rooney Revocable Living Trust dated 4-23-99 and individually hereinafter called the grantor, to HAREDO REALTY ADVISORS, INC., a Florida Corporation whose post office address is, 5332 SW
Orchid Bay Dr Palm City FL 32909 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 \$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, State of Florida, viz:

Lot 8, Block 1616, PORT ST. LUCIE SECTION TWENTY THREE, according to the Plat thereof, recorded in Plat Book 13, page 29, 29A through 29D, Public Records of St. Lucie County, Florida.
Grantor hereby certifies that subject property is vacant and unimproved

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2003 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

Together, with all the tenements, hereditament 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.

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:

Renate R Marek
Witness:

Renate R Marek
Printed Name:

Jennifer A Remington
Witness:

Jennifer A. Remington
Printed Name:

James F. Rooney
JAMES F. ROONEY as Trustee and Individually
Seller
Address:

Seller
Address:

STATE OF RI
COUNTY OF Providence

The foregoing instrument was acknowledged before me this 4th day of June 2003 by JAMES F. ROONEY, as Trustee of the James F. Rooney Revocable Living Trust dated 4-23-99 who produced RI DEIVASHIC 223536 as identification and who did not take an oath.

Notary Public, State and County Aforesaid

James Woolf-Madella
Notary Signature

VIVIAN WOOLF-MADDELLA, Notary Public
My Commission Expires 8/5/2006

Printed Notary Signature
My Commission Expires:

SEAL

* Doc Assump: \$ 0.00
* Doc Tax : \$ 115.50
* Int Tax : \$ 0.00

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2227540 OR BOOK 1742 PAGE 2703
Recorded: 06/27/03 15:55

Prepared by and return to:

Warren & Grant, P.A.
4800 N. Federal Hwy Suite A-205
Boca Raton, FL 33431
561-681-9494
File Number: 1653.0038-3
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27th day of October, 2022 between Beate Ajjan an unmarried widow whose post office address is 352 16th Street, Brooklyn, NY 11215, grantor, and HAREDO Realty Advisors, Inc., a Florida corporation whose post office address is 2539 SW Greenwich Way, Palm City, FL 34990, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 Saint Lucie County, Florida to-wit:

Parcel Identification Number: 3420-610-0718-000-8

and

Lot 9, Block 1616, Port St. Lucie Section Twenty Three, according to the plat thereof as recorded in Plat Book 13, Page 29, Public Records of Saint Lucie County, Florida.

and

Lot 10, Block 1616, Port St. Lucie Section Twenty Three, according to the plat thereof as recorded in Plat Book 13, Page 29, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 3420-610-0719-000-5

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, 2021**.

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

DoubleTime®

Signed, sealed and delivered in our presence:

Nancy Denuigan
 Witness Name: NANCY DENUIGAN
Marta Guay
 Witness Name: MARTA GUAY

Beate Ajjan (Seal)
 Beate Ajjan

State of NEW YORK
 County of KINGS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of October, 2022 by Beate Ajjan, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

RICHARD GUAY
 Notary Public, State of New York
 No. 02GU4961717
 Qualified in Kings County
 Commission Expires MAR 8, 2026

Richard Guay
 Notary Public
 Printed Name: RICHARD GUAY
 My Commission Expires: MARCH 8, 2026