

This instrument was prepared incident to the issuance of a title insurance contract, and is to be returned to:

Kelli Ann, an employee of Liberty Title Company of America, Inc., 1800 SE Port St. Lucie Boulevard Port St. Lucie, Florida 34952

File No. SL-20-1214

### Corporate Warranty Deed

This Indenture, made January 7, 2021 A.D., between Get It Done House Buyers, Inc., a California corporation, a corporation existing under the laws of the State of Florida, whose post office address is 8697 La Mesa Boulevard, Suite C-247, La Mesa, California 91942, Grantor, and JP&D Property Management LLC, a Florida Limited Liability Company, whose post office address is 3355 2nd street, Vero Beach, Florida 32968, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Indian River, State of Florida, to wit:

Lot 1, Block 5, FRESARD GLENDALE SUBDIVISION, according to Plat thereof as recorded in Plat Book 5, Page 39, of the Public Records of Indian River County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 33-39-14-00003-0050-00001.0

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

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Get It Done House Buyers, Inc., a California corporation

By: [Signature]  
Todd Toback  
Its: Chief Executive Officer

Signed and Sealed in Our Presence:

[Signature]  
Witness  
Print Name: Lawrence R. Fisher Jr.

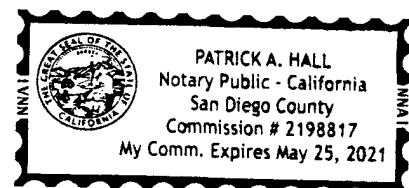
[Signature]  
Witness  
Print Name: Patrick A Hall

State of California  
County of San Diego

The foregoing instrument was acknowledged before me this 7 day of January, 2021, by Todd Toback, by means of physical presence, who is/are either personally known to me or who has produced identification of sufficient character so as to identify said individual(s) with reasonable certainty; and who did not take an oath..

[Signature]  
Notary Public  
My Commission Expires: May 25, 2021

- Type of identification (Check One):  
 Drivers License  
 Passport  
 Government (State or Federal ID Card)  
 Resident Alien ID Card  
 Other



ca Acknowledgment attached

### California Acknowledgment

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 January 7, 2021 before me, Patrick A Hall, a Notary Public

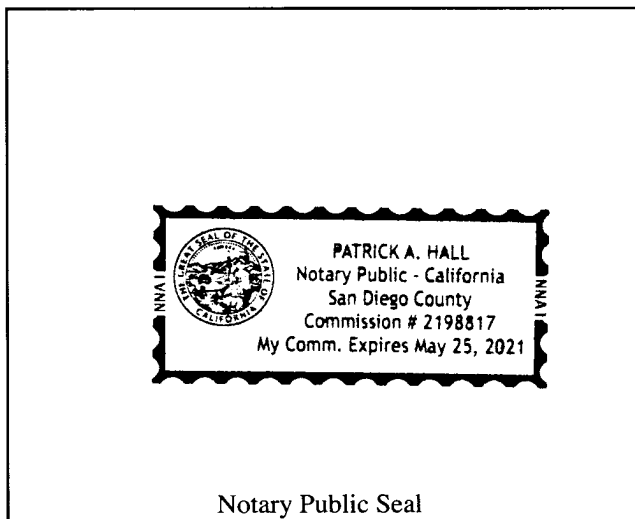
personally appeared \_\_\_\_\_  
Todd Toback

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.

Patrick A Hall  
Notary Public Signature



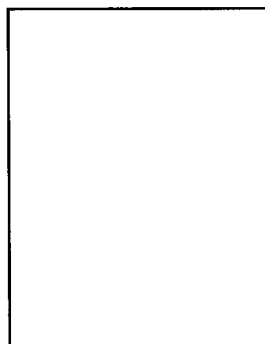
#### Details of Attached Document (Optional)

Document Name or Description:  
Corporate Warranty  
Deed

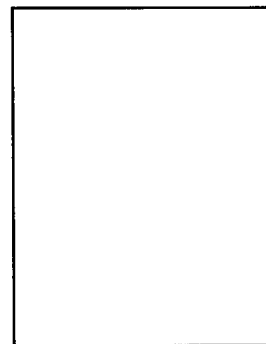
Document Reference:  
SL-20-1214

Document Date: \_\_\_\_\_ Total Pages: \_\_\_\_\_

#### Signer Thumbprints (Optional)



Signer 1



Signer 2