

NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is \$325,000.00.

② \$10.00
\$2,275.00

This Document Prepared By and Return to:
Darlene K. Pegg, CLC President
Elite Title of the Treasure Coast, Inc.
3055 Cardinal Drive, Suite 105
Vero Beach, FL 32963
Courthouse Box 82

Parcel ID Number: 33-39-14-00020-0000-00147/0

Warranty Deed

This Indenture, Made this 15th day of September, 2021 A.D., Between
JAM 2 Investments, LLC, a Florida limited liability company
of the County of **Indian River**, State of **Florida**, , grantor, and
Teresita Lim and Esther H. Rulo, a married couple
whose address is: **585 26th Avenue, Vero Beach, FL 32962**
of the County of **Indian River**, State of **Florida**, , grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of
TEN DOLLARS (\$10)

and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Indian River**, State of **Florida** to wit:

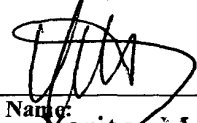
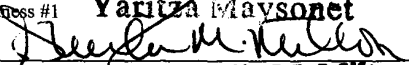
Lot 147, Laurelwood Unit 3, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 58, of the Public Records of Indian River County, Florida.


Said land is free of all encumbrances, except taxes for the year in which this deed is given; and restrictions, reservations, limitations, covenants, conditions and easements of record, if any; insofar as same are valid and enforceable (however, this clause shall not be construed to reimpose same.)

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

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

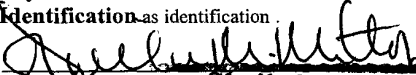
Signed, sealed and delivered in our presence:


Printed Name: **Yaritza Maysonet**
Witness #1

Printed Name: **Sheila M. Milton**
Witness #2

JAM 2 Investments, LLC, a Florida limited liability company
By:  (Seal)
Joel Molinari, Sr., Manager
P.O. Address: 1025 54th Avenue, Vero Beach, FL 32966

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of September, 2021, by Joel Molinari, Sr., Manager of JAM 2 Investments, LLC, a Florida limited liability company who is personally known to me or who has produced his Valid Identification as identification.


Printed Name: **Sheila M. Milton**
Notary Public
My Commission Expires: **Expires June 16, 2023**
Commission # **GG 331761**
Bonded Thru Troy Fain Insurance 800-345-7019