

Return to:
Name: Professional Title of The Treasure Coast, Inc.
Address: 1546 US Highway 1
Sebastian, FL 32958
This instrument prepared by: Madison Davis
Professional Title of The Treasure Coast, Inc.
1546 US Highway 1
Sebastian, FL 32958
File No.: 2022-55227

WARRANTY DEED

This Warranty Deed Made this 21 day of April, 2022 by MBM Land LLC, a Florida Limited Liability Company hereinafter called the grantor, whose post office address is: 9035 107th Ave, Vero Beach, FL 32967

to: Hamad Properties LLC, a Florida Limited Liability Company whose post office address is: 14975 89th Street, Fellsmere, FL 32948 hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Indian River County, Florida, viz:

10.00
997.50

Lots 2, 3, 5, 6 and 7, Block A, Vero Lake Estates Unit I, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 69, of the Public Records of Indian River County, Florida.

This property is not the homestead of the Grantor (s).

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 12/31/2021, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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:

Jessica M. Papczynski
Witness
Jessica M. Papczynski

[Signature]
MBM Land LLC, By: Dana Brown, Managing Member

Print Name

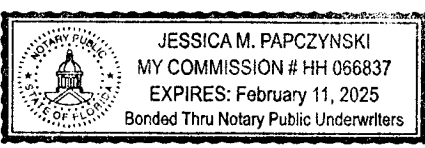
Leslie Franklin
Witness
Leslie Franklin

Print Name

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of April, 2022 by Dana Brown, Managing Member of MBM Land LLC who is personally known or has produced a driver's license as identification.

[Seal]



Jessica M. Papczynski
Notary Public
Print Name: Jessica M. Papczynski
My Commission Expires: _____