

Prepared by and return to:

Jaylee Porcelli  
Premier Title Partners of Florida, LLC  
3885 20th Street, Suite 202, Vero Beach, FL 32960  
(772) 206-4601  
File No PREMVB24-428WFG

Parcel Identification No 31382800006007000002.0

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## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 1<sup>st</sup> day of <sup>May</sup> ~~February~~, 2024 between **Royal House Properties Corp Inc., a Florida Corporation**, whose post office address is **110 N Federal Hwy, 1211, Fort Lauderdale, FL 33301**, of the County of FL, State of Florida, Grantor, to **Naked Ink LLC, a Florida Limited Liability Company**, whose post office address is **17566 93rd Road North, Loxahatchee, FL 33470**, of the County of Palm Beach, State of Florida, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 Indian River, Florida, to-wit:

**LOT 2, BLOCK G, VERO LAKE ESTATES UNIT 1, 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.**

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Property** is not the constitutional homestead of the Grantor(s) under the laws and constitution of the State of Florida and neither the Grantor(s) nor any person(s) for whose support the Grantor(s) is responsible reside on or adjacent to the land

**Subject to** taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

WITNESS

LORENA ANDREA PARDO

Printed Name of First Witness

Address:

18483 40 Ave  
Sunny Isles Beach, FL 33160

WITNESS

Carla Jimenez

Printed Name of Second Witness

Address:

2899 NE 191 Street #403  
Aventura, FL 33180

Royal House Properties Corp Inc, a Florida Corporation

By:

Jessica Tenaglia, President

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 1<sup>st</sup> day of February, 2024 by Jessica Tenaglia, President of Royal House Properties Corp, a FL Corporation, on behalf of the Corporation.

Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally known: ☒  
OR Produced Identification: ☒

Type of Identification Produced: FL. Notary's license

