I#: 2023260531 BK: 22590 PG: 2018, 10/11/2023 at 11:18 AM, RECORDING 2 PAGES \$18.50 D DOC STAMP COLLECTION \$0.70 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKPR14

This instrument prepared by & return to: Tamar N. Hamilton Tamar N. Hamilton, P.A. 8747 NW 50th Street Lauderhill, FL 33351

Warranty Deed

Note: This deed is recorded to correct a scrivener's error in the recording of that certain Wild Warranty Deed against the incorrect property, 08/26/2021 in I# 2021281679 BK 21689 PG 1265, in which the incorrect legal description was mistakenly attached to said deed which should have been recorded in St. Lucie County, Fl. The purpose of this deed is to restore the chain of title to its correct and original owner and clear the defect in the chain of title. Documentary Stamps were paid.

Made this 20th day of August, 2021 by Hymraj Ramdass, a single man and Rita Ruizzorrilla,, a single woman, whose post office address is: 599 SE Crosspoint Dr, Port Saint Lucie, FL 34983, hereinafter called the grantor, to: **FAMILY INTERNATIONAL HOME BUILDERS LLC**, a Florida Limited Liability Company whose post office address is 2338 NW 51st Street, Miami, Florida 33142, hereinafter called the grantee,

(Whenever used herein the term "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 Ten Dollars and 00/100 Dollars (\$10.00), 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 Pinellas County, Florida, viz:

Lot 1, MORRISSEY COMMERICIAL CENTER, according to the map or plat thereof as recorded in Plat Book 142, Page 15, Public Records of Pinellas County, Florida.

Parcel ID Number: 36-31-15-59152-000-0010

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

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.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness
Printed Name: Jean Marie Dunke

P.O. Address: 9698 515 Hahway

Witness Printed Name:

Printed Name: 100m () Shu P.O. Address: 9698 S US Huy | PST FL 24983

State of Florida County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this //oth day of October, 2023 by Hymraj Ramdass and Rita Ruizzorrilla who are personally known or have produced drivers' licenses as identification.

[Seal]

JEAN MARIE DUNKERLEY
Notary Public - State of Florida
Commission # HH 322477
My Comm. Expires Oct 16, 2026
Bonded through National Notary Assn.

Notary Public

Hymaj Ramdass

Print Name: Veul

10/16