I#: 2021281679 BK: 21689 PG: 1265, 08/26/2021 at 04:45 PM, RECORDING 2 PAGES

\$18.50 D DOC STAMP COLLECTION \$2975.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLK102878

This instrument prepared by & return to: Tamar N. Hamilton

Tamar N. Hamilton, P.A. 8747 NW 50th Street Lauderhill, FL 33351 Consideration: \$425,000.00

Rec.:

Tax ID No: 3420-525-0334-000-1

Our File: 2021-600

Warranty Deed

Made this 20th day of August, 2021 by Tracy D. Wade and Carolyn Wade, Husband and Wife, whose post office address is: 8447 NW 51st Place, Coral Springs, FL 33067, hereinafter called the grantor, to: Hymraj Ramdass and Rita Ruizzorrilla, Husband and Wife whose post office address is: 599 SE Crosspoint Dr, Port Saint Lucie, FL 34983 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 Four Hundred Twenty-Five Thousand and 00/100 Dollars (\$425,000.00), 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 St. Lucie, Florida, viz:

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

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.

Parcel ID Number: 3420-525-0334-000-1

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 12/31/2020.

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: Conv

Witness

Printed Name: Da

Tracy D. Wadd

Carolyn Wade

State of Florida County of Broward

The foregoing instrument was acknowledged before me by means of [physical presence or [] online notarization, this 20th day of August, 2021 by Tracy D. Wade and Carolyn Wade who [] are personally known or [] have produced drivers' licenses as

identification.

[Seal]

#63 (2214)

Notary Public

Print Name:

My Commission Expires:

Tame