



**This Instrument prepared by:**  
**Kevin H. Fabrikant, Esq.**  
**9900 Stirling Road, Suite 300**  
**Hollywood, Florida, 33024**

**This Instrument to be returned to:**  
**9900 Stirling Road, Suite 300**  
**Hollywood, Florida, 33024**

RE: Parcel ID # 07504-148-000

**WARRANTY DEED**

THIS WARRANTY DEED is made this 3 day of <sup>March</sup> February, 2021, between Lior Ariel, LLC, an Alabama limited liability company, whose mailing address is 2084 Valleydale Rd, Birmingham, AL 35244 ("Grantor") and Spring Rock Capital, LLC, whose mailing address is 9165 Froude Ave., Surfside, FL 33154 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN DOLLARS AND ZERO CENTS (\$10.00), and other good and valuable consideration, paid by Grantee to Grantor, the receipt and sufficiency of which Grantor hereby acknowledges, does hereby grant, bargain, and sell to the Grantee, and Grantee's heirs forever, the following described property situated, lying, and being in the County of Bay, State of Florida, to-wit:

Lot 48, LAKE MERIAL, PHASE ONE, according to the map or plat thereof as recorded in Plat Book 22, Page(s) 4-7, Public Records of Bay County, Florida.

("Property")  
-aka 12811 Merial Springs Drive, Southport, FL 32409

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.

SUBJECT TO easements and restrictions of record, if any, and taxes for the current year.

AND GRANTOR does and hereby advises that it is conveying any and all interest in the above-described property to Grantee, fully warrants the title, and agrees to defend same against claims of any persons or entities.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the day and year first written above.

Signed, sealed & delivered in the presence of:



Lior Ariel, LLC

[Signature]

By: Eti <sup>the</sup> <sub>Turel</sub> Title: Member

[Signature]

Witness

Print Name: Lea Zeevi

ALON Broyer

Witness

Print Name: Alon Broyer

STATE OF ISRAEL )  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this 3 day of March 2021, by ILUZ ETI ESTER, holding the title of \_\_\_\_\_, on behalf of Lior Ariel, LLC., who is personally known to me or who has produced \_\_\_\_\_ as identification.



[Signature]  
NOTARY SIGNATURE

ALON SERI  
NOTARY PRINT NAME

No` 46/21

46/21 'om

**AUTHENTICATION OF SIGNATURE**

**אימות חתימה**

I, the undersigned **ALON SERI** Notary  
No 2084145 at 3A Mazeh st., Holon,  
Israel

אני הח"מ, **אלון סרי** נוטריון מס' 2084145  
ברח' מזא"ה 3א' בחולון, ישראל  
מאשר כי ביום 03.03.2021 ניצבה לפני  
במשרדי:

Hereby certify that on 3 day of March  
2021 there Appeared before me at my  
office:

גב' **אילוז אתי אסתר** אשר זיהתה עצמה  
בדרכון ישראלי מס' 34312062 שהוצא  
בירושלים ביום 26/01/2020.

Mrs. **ILUZ ETI ESTER** whose identity  
was proved to me by Israeli passport  
No. 34312062 issued by the Authority IC  
Passport at Jerusalem on 26 day of  
January 2020.

ושוכנעתי כי הניצבת בפני הבינה הבנה מלאה  
את משמעות הפעולה וחתמה מרצונה החופשי  
על המסמך המצורף המסומן במספרים 1-2.

And I am convinced that the person  
standing before me understood fully the  
significance of the action and voluntarily  
signed the attached Document marked  
with the number 1-2.

ולראיה הנני מאמת את חתימתה של גב'  
**אילוז אתי אסתר** בחתימת ידי ובחותמי,  
היום 03.03.2021.

In witness whereof I hereby  
authenticate the signature of Mrs. **ILUZ  
ETI ESTER** by my own signature and seal  
This 3 day of March 2021.

שכר בסך 193 ₪ כולל מע"מ שולם

( 193 n.i.s. fees paid vat included)

חתימת הנוטריון



