

Folio No.: 15144-000-000

This instrument prepared by:
Anthony J. DiGiore, Esq.
DIGIORE LEGAL GROUP
1830 W. Broward Blvd, 2nd Floor
Fort Lauderdale, Florida 33312

WARRANTY DEED

THIS WARRANTY DEED made the 9th day of May 2024, by HOMEINC LLC, a Florida limited liability company, whose mailing address is 1830 W. Broward Blvd, Fort Lauderdale, FL 33312 (the "Grantor"), to ABBAS INVESTMENTS AND DEVELOPMENTS CORP, a Florida Profit Corporation, whose post office address is 22444 SW 109 Passage, Miami, FL 33170 (the "Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, its legal representatives, successors and assigns forever, the following described land:

Lots 8 and 9, Block B, of C.A. TAYLORS FIRST ADDITION TO CALLAWAY, according to the Plat thereof, as recorded in Plat Book 9, Page 22, of the Public Records of Bay County, Florida.

SUBJECT TO: Real estate taxes for the year 2024 and subsequent years; Conditions, covenants, restrictions reservations, limitations and easements of record, reference to which shall not operate to re-impose same; and existing and applicable government building and zoning laws and other governmental regulations.

TOGETHER with all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same unto Grantee, its, legal representatives, successors and assigns in fee simple forever.

AND the Grantor hereby covenants with the 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 December 31, 2023, restrictions and easements of record, if any, without intending to reimpose any of the same.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

[signature page follows]

Signed, sealed and delivered
In our presence:

GRANTOR:

HOMEINC LLC,
a Florida limited liability company

By: AJ LETOURNEAU
INVESTMENTS, INC., a
Florida corporation, its Manager

Witness #1: Kobey Deera
Print Name: Kelsey Douma
Address: 1830 W. Broward Blvd.
Fort Lauderdale, FL 33312

By: [Signature]
Andrew J. Letourneau, President

Witness #2: [Signature]
Print Name: Nathan Parris
Address: 1830 W. Broward Blvd.
Fort Lauderdale, FL 33312

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of ✓ physical presence or _____
online notarization, this 9th day of May 2024, by ANDREW J. LETOURNEAU, as President of AJ
LETOURNEAU INVESTMENTS, INC., a Florida corporation, the Manager of HOMEINC LLC, a Florida
limited liability company, (X) who is/are personally known to me or () who produced
_____ as identification.

Kobey Deera
Signature

Kelsey Douma
Printed Name

NOTARY PUBLIC of Florida
My commission expires: Sep 23, 2026

