

Prepared by:

Defender Title and Escrow Agency, LLC
2605 Thomas Drive, #105
Panama City Beach, FL 32408

File Number: 24-4531
Parcel ID: 40001-100-238

Warranty Deed

This Warranty Deed made this 28th day of May, 2024, between DJ Mattana Properties LLC, a New York Limited Liability Company, (henceforth referred to as "Grantor") whose post office address is 52 Nassau Drive, Great Neck, NY 11021, and **174 Dukes LLC, a Georgia Limited Liability Company**, (henceforth referred to as "Grantee") of **102 Crown Springs Drive, McDonough, GA 30252:**

(Whenever used herein the terms "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, trusts and trustees)

Witneseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration 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 land, situate, lying and being in Bay County, Florida to wit.

Unit 7113, Island Reserve, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3018, Page 563, and all amendments thereto, of the Public Records of Bay County, Florida, together with an undivided interest in the common elements appurtenant thereto.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any.

To Have and To Hold, the same in fee simple forever.

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

The Grantor hereby covenants with said Grantee, its heirs and/or assigns, 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.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

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

DJ Mattana Properties, LLC, a New York
Limited Liability Company

Alicia Richards

Witness 1

Printed Name: Alicia Richards

Address: 483 Ronkonkoma Ave
W. Hempstead NY 11550

By: [Signature]
David Mattana, Managing Member

Reynaldo Lebron

Witness 2

Printed Name: REYNALDO LEBRON

Address: 430 PINEBROOK AVE.
W. HEMPSTEAD N.Y. 11552

STATE OF New York

ACKNOWLEDGMENT

COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 28th day of May, 2024 by David Mattana, Managing Member of DJ Mattana Properties LLC, a New York Limited Liability Company, on behalf of the limited liability company, who () is personally known to me or (X) who presented the following as identification: NYS DL

Alicia Richards

Notary Public

My Commission Expires: 05-16-2026

ALICIA RICHARDS
Notary Public, State of New York
No. 01R16433531
Qualified in Nassau County
Commission Expires 05/16/2026

(Notary Stamp)