

This Instrument Prepared by and Return to:

Guillermo Gonzalez
Unlimited Title Group Corp.
2400 NW 87 PL
Doral, FL 33172
Our File No.: **24-388**
(Folio) Number: **15912-020-000**

Space above this line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 8th day of November, 2024 by Clear Westview LP, a California Limited Partnership, whose post office address is 1001 Avenida Pico #C-418, San Clemente, CA 92673 herein called the Grantors, to **Sebastian Federico, a married man**, whose post office address is 2297 NE 164th St, North Miami Beach, FL 33160, hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in **BAY COUNTY**, State of Florida, viz.:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA; THENCE SOUTH 89°45'30" EAST ALONG THE CENTERLINE OF 11TH STREET FOR 870.00 FEET; THENCE SOUTH 00°13'29" WEST FOR 125.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID BEARING 75.00 FEET; THENCE NORTH 89°45'30" WEST FOR 135.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF LATSON MILLS ROAD; THENCE NORTH 00°13'29" EAST ALONG SAID RIGHT-OF-WAY LINE 75.00 FEET; THENCE SOUTH 89°45'30" EAST FOR 135.00 FEET TO THE POINT OF BEGINNING AND BEING KNOWN AS LOT 2, BLOCK 'A' OF TRINITY SUBDIVISION UNRECORDED.

Subject to easements, restrictions and reservations of record and taxes for the year 2024 and thereafter.

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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #1 Street Address

Witness #1 City, State Zip

Witness #2 Signature

Witness #2 Printed Name

Witness #2 Street Address

Witness #2 City, State Zip

Clear Westview LP, a California Limited Partnership

Ben Harris, President of Westview Management, Inc, the General Partner of South PCH LP the General Partner of Clear Westview LP

State of _____

County of _____

The foregoing instrument was acknowledged before me this ____ day of November, 2024, by **Ben Harris, President of Westview Management, Inc., the General Partner of South PCH LP the General Partner of Clear Westview LP**, who are appeared by ☐ physical presence or ☐ online notarization and have produced _____ as identification.

SEAL

Notary Public

Printed Notary Name

My Commission Expires:

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of OrangeOn 11-8-2024

Date

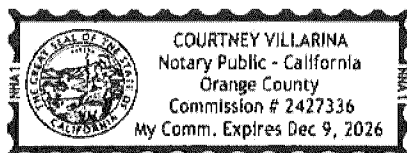
before me,

Courtney Villarina, Notary Public
 Here Insert Name and Title of the Officer

personally appeared Ben Harris

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____