

This Instrument Prepared By and Return to:
William M. Bustamante, Esq.
Unlimited Title Group Corp.
2400 NW 87 PL
Doral, FL 33172

QUITCLAIM DEED

This Quitclaim Deed, made this 25th day of **November, 2024**, between **Sebastian Federico, a married man**, whose address is **2297 N 164th St, North Miami Beach, FL 33180**, Grantor, and **F M Pros, Inc., a Florida Corporation**, whose address is **2297 NE 164th St, North Miami Beach, FL 33160**, 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)

WITNESSETH, that the Grantor, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)-----
-----DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of BAY, State of Florida, to-wit:


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.

- The subject property is not the homestead property of Sebastian Federico, Grantor and warrants that at the time of this conveyance is not his homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or part of homestead property the Grantor's residence and homestead is 20510 NE 8th CT., MIAMI, FL 33179.
- This instrument was prepared without consideration or the benefit of title insurance, title examination, or Attorney's opinion of title.

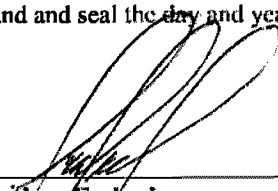
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness #1 Signature



Sebastian Federico

MIRTO ALLEGRA

Witness #1 Printed Name 3060 NE 208 ST
AVENTURA, FL 33180

Witness #2 Signature

MARIA VICENTIN


Witness #2 Printed Name 200 LESUE DR. #205
Hallandale Beach, FL 33009

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before by ☒ physical presence or ☐ online notarization this 25 day of November, 2024, by Sebastian Federico, who is personally known to me or who has produced _____ as identification.





Notary Signature
Alejandro Martin

Printed Notary Signature