

CONSIDERATION: \$385,000.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Jeremy D. Levine, Esq.
LEVINE LAW OFFICES, P.A.
5425 Golden Gate Parkway #3
Naples, FL 34116

Our File No.: 19-3078EJ

Property Appraisers Parcel Identification (Folio) Number: 45969240005

Florida Documentary Stamps in the amount of \$2,695.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

Made this June 3rd, 2019 A.D., By Sann Construction & Glass Inc, A Florida Profit Corporation, whose post office address is: 3639 30th Ave SE, Naples, Florida 34117, hereinafter called the grantor, to Joshua S Wartchow, A Single Man, whose post office address is: 2331 17th ST SW, Naples, Florida 34117, hereinafter called the grantee:

(Whenever used herein the term "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 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 Collier County, Florida, viz:

The North 75 feet of the South 150 feet of Tract 105, Golden Gate Estates, Unit No.195, according to the plat thereof recorded in Plat Book 7, Page 102, of the Public Records of Collier County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

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 grantor hereby covenants with said 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, 2018.

SIGNATURES INTENTIONALLY APPEARS ON NEXT PAGE


In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Printed Name MARLENE PINEDO

Sann Construction & Glass Inc (Seal)
Nanet Sanchez
Nanet Sanchez, as President
Address: 3639 30th Ave SE
Naples, Florida 34117



Witness Printed Name YULEIDYS ROSA


(Seal)
Address:

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this 3rd day of June, 2019, by Nanet Sanchez as President of Sann Construction & Glass Inc, A Florida Profit Corporation, who is/are personally known to me or who has produced FL DL as identification.



Yuleidys Rosa
COMMISSION # GG288977
EXPIRES: March 14, 2023
Bonded Thru Aaron Notary



Notary Public
Print Name: YULEIDYS ROSA
My Commission Expires: _____