



Prepared by: Dana L. Hamilton
Sunbelt Title Agency
Return to: 1715 N. Westshore Blvd., Suite 190
Tampa, FL 33607
File Number: 1760421-02995

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This Warranty Deed

Made this 29th day of March, 2021 by **Thomas Pedersen and Barbara Pedersen, Husband And Wife**, hereinafter called the Grantor, to **Joseph Muffler, A Single Man**, whose post office address is: **25000 Tamiami Trail East # G-119, Naples, FL 34114**, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Collier County, Florida, viz:

Unit G-119, of PORT OF THE ISLANDS RESORT, a Hotel Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 2761, Page 1312, of the Public Records of Collier County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 68310001443

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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:

Dana L. Hamilton
Witness #1: (Signature)

Print Name: Dana L. Hamilton

[Signature]
Witness #2: (Signature)

Print Name: Miriam H. Yabok

Thomas B. Pedersen

Thomas Pedersen
25057 Peacock Lane, Apt. 202
Naples, FL 34114

Barbara Pedersen

Barbara Pedersen
25057 Peacock Lane, Apt. 202
Naples, FL 34114

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of March, 2021, by Thomas Pedersen and Barbara Pedersen, who: is personally known to me or produced Drivers Licenses as identification.

Dana L. Hamilton
NOTARY PUBLIC (signature)

Print Name: Dana L. Hamilton

My Commission Expires:

Stamp/Seal:



DANA L. HAMILTON
Commission # HH 044303
Expires October 7, 2024
Bonded Thru Budget Notary Services