

Prepared by:

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Naples, FL 34103

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File Number: 24D.1328.CW

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 18th day of September, 2024, between Guava Lane, LLC, a Florida limited liability company, Trustee of the 4119 43rd Ave NE Land Trust, whose mailing address is 4119 43rd Ave NE, Naples, FL 34120, of the County of Collier, State of Florida, grantor*, and Matthew Ross Webster and Pamela Marie Webster, husband and wife, whose post office address is 4119 43rd Ave NE, Naples, FL 34120, of the County of Collier, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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 described land, situate, lying and being in Collier County, Florida, to-wit:

The West 180 feet of Tract 21, Golden Gate Estates, Unit No. 61, according to the plat thereof as recorded in Plat Book 5, page 86, of the Public Records of Collier County, Florida.

This deed has been prepared without benefit of title search and/or examination.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said grantee, its successors and assigns, in fee simple forever.

AND said grantor hereby fully warrants the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Guava Lane, LLC, a Florida limited liability company,
Trustee of the 4119 43rd Ave NE Land Trust

Desiree A. Boissiere
Witness #1 Name: Desiree A. Boissiere
Address: 3201 Tamiami Trail North, Second Floor
Naples, Florida 34103

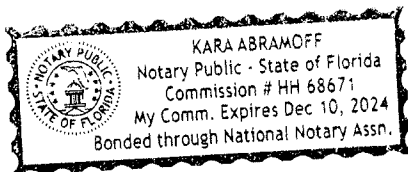
By: Matthew R. Webster (Seal)
Matthew R. Webster, Manager

Kara Abramoff
Witness #2 Name: Kara Abramoff
Address: 3201 Tamiami Trail North, Second Floor
Naples, Florida 34103

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of September, 2024 by Matthew R. Webster, as Manager of Guava Lane, LLC, a Florida limited liability company, Trustee of the 4119 43rd Ave NE Land Trust, who ☐ is personally known or ☒ has produced FLDL as identification.

[Notary Seal]



Kara Abramoff
Notary Public

Printed Name: _____

My Commission Expires: _____