

THIS INSTRUMENT PREPARED:

Matthew J. Schlichte, Esq.
Law Office of Ray A. Schlichte, Jr., P.A.
2134 Hollywood Boulevard
HOLLYWOOD, FLORIDA 33020

RETURN TO:

Richard N. Rosa, P.A.
200 S. Andrews Ave., Suite 100
Fort Lauderdale, FL 33301
Property Appraisers Parcel Identification (Folio) Numbers: 514217000012

Space Above This Line For Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 21st day of November, 2023 by Father M.F. Monahan Home Association, Inc., a Florida not for profit corporation, formerly known as Knights of Columbus Council No. 4851, Home Association, Inc., a Florida not for profit corporation, whose post office address is 2134 Hollywood Boulevard, Hollywood, FL 33020 herein called the Grantor, to BLUEVIS, LLC, a Delaware limited liability company, whose post office address is 185 Southwest 7th Street, Apt. 4201, Miami, FL 33130, 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 Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 BROWARD County, State of Florida, viz.:

The South 342 feet of the North Three-Quarters (N 3/4) of the East One-Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Seventeen (17), Township Fifty-one (51) South, Range Forty-two (42) East, situate, lying and being in Broward County, Florida excepting therefrom the East 412 feet.

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 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, and hereby 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, 2023.

[SIGNATURE AND NOTARY ON FOLLOWING PAGE]

WARRANTY DEED
(Continued- Page Two)

IN WITNESS WHEREOF, the said Grantor has 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 #2 Signature

Witness #2 Printed Name

Father M.F. Monahan Home Association, Inc., a Florida not for profit corporation formerly known as Knights of Columbus Council No. 4851, Home Association, Inc., a Florida not for profit corporation

By: Guido Tejeda, president

By: Jorge Ibarra, vice president

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 21 day of November, 2023 by Guido Tejeda, as president and Jorge Ibarra, as vice president of Father M.F. Monahan Home Association, Inc. formerly known as Knights of Columbus Council No. 4851, Home Association, Inc., a Florida not for profit corporation who ☐ is personally known to me or ☒ has produced Florida Driver License as identification.

SEAL

Notary Public

My Commission Expires:

