

Prepared by and Return to:

Joshua S. Pinsky, Esq.
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Warranty Deed

This Warranty Deed made this 13th day of June, 2018 between Sauer Enterprises, LLC, a Florida limited liability company whose post office address is 1500 SW 5th Court, Suite 1520, Pompano Beach, FL 33069, grantor, and Michael Forgione, a single man whose post office address is 5460 W. State Road 84 #12, Davie, FL 33314, grantee:

(Whenever 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, trusts and trustees)

Witnesseeth, 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 Broward County, Florida to-wit:

The South 100 feet of the North 2,035 feet of the East 248 feet of that part of the West 1/2 of the West 1/2 of the West 1/2 lying South of Government Lot 5, Section 2, Township 49 South, Range 42 East, said property lying and being situate in Broward County, Florida.

Parcel Identification Number: 4942 02 00 0570

Subject to the taxes for year 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, without re-imposing the same..

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.

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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, 2017.**

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:

Sauer Enterprises, LLC, a Florida limited liability company

By: [Signature]
Doron Sauer, Sole Member and Manager

Witness Name: [Signature]

Witness Name: [Signature]

State of New Jersey
County of Bergen

The foregoing instrument was acknowledged before me this 13th day of June, 2018 by Doron Sauer of Sauer Enterprises, LLC, a Florida limited liability company, on behalf of the limited liability company. He ☒ is personally known to me or ☐ has produced _____ as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

