

Prepared by:

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Return to:

Perland Title & Escrow Services, Corp.  
9100 S. Dadeland Blvd., Suite 500  
Miami, Florida 33156

Parcel Identification No: 484233054000

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**WARRANTY DEED**

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

This indenture made the <sup>20th</sup> day of August, 2021 between Mario Di Sorbo and Sheila Di Sorbo aka Sheila Mae Di Sorbo, as husband and wife, whose post office address is 604 NW 156<sup>th</sup> Avenue, Pembroke Pines, FL 33028, of the County of Broward, State of Florida, Grantor, to E Pompano LLC., a Florida limited liability company, whose post office address is 2828 Coral Way, Suite 500, Miami, Florida 33145, of the County of Miami Dade, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

A portion of Tracts 24 and 25, of the Unrecorded Plat of Collier City, being more particularly described as follows:

The West ½ of the East ½ of the South 2/5 of the Southwest ¼ of the Southeast ¼ of the Southwest ¼ of Section 33, Township 48 South, Range 42 East, Broward County, Florida, less the South 50.00 feet thereof.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

[Signature]  
WITNESS  
PRINT NAME: JOSEPH F. DISORBO

[Signature]  
Mario Di Sorbo

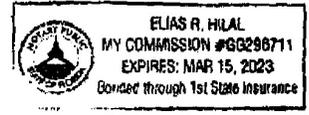
[Signature]  
WITNESS  
PRINT NAME: Carmella Di Sorbo

[Signature]  
Sheila Di Sorbo aka Sheila Mae Di Sorbo

STATE OF Florida  
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 20 day of August, 2021 by Mario Di Sorbo and Sheila Di Sorbo aka Sheila Mae Di Sorbo.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary Elia P. Hill



Personally Known: \_\_\_\_\_ OR Produced Identification:   
Type of Identification  
Produced: PL OL