

Prepared by and return to:

Joset Guzman
Sundial Title Agency, LLC
4832 9th Avenue N
Saint Petersburg, FL 33713
(727) 498-6517
File Number: 23-187
Consideration: \$180,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **13th day of October, 2023** between **FCREA Holdings LLC, a Florida Limited Liability Company** whose post office address is **488 NE 18th Street, Miami, FL 33132**, grantor, and **Brian Murawski, a single man and Fabian Calixto Bejarano, a single man, as joint tenants with the right of survivorship**, whose post office address is **4062 2nd Avenue S., St. Petersburg, FL 33711**, 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)

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 **Pinellas County, Florida** to-wit:

The North 60 feet of Lot 8, Block 3, HALL'S CENTRAL AVENUE SUBDIVISION 3, according to the map or plat thereof as recorded in Plat Book 3, Page 39, Public Records of Pinellas County, Florida.

Parcel Identification Number: 21-31-16-35244-003-0080

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, except taxes accruing subsequent to **12/31/2023**.

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:

FCREA Holdings LLC, a Florida Limited Liability Company

[Signature]

Witness
Printed Name: Joset Guzman
P.O. Address: 4802 9th Aven.
St Pete Fl 33713

By: *[Signature]* 10-13-23
Gian Carlo Ebert Barbier, Managing Member

[Signature]

Witness
Printed Name: Mallory Gentile
P.O. Address: 4802 9th Aven.
St Pete Fl 33713

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of October, 2023 by Gian Carlo Ebert Barbier, Managing Member of FCREA Holdings LLC who are personally known or have produced drivers' licenses as identification.

[Seal]



Joset Guzman
Notary Public
State of Florida
Comm# HH111334
Expires 3/2/2024

[Signature]

Notary Public
Print Name: Joset Guzman
My Commission Expires: 03/02/2024

FCREA Holdings LLC, a Florida Limited Liability Company

By: [Signature], MANAGING MEMBER
Federico Aristizabal, Managing Member

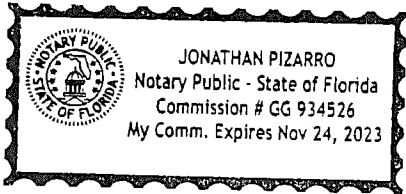
Talia Bartelmo
Witness
Printed Name: Talia Bartelmo
P.O. Address: ~~688~~ Biscayne Blvd
Miami, FL 33132

[Signature]
Witness
Printed Name: Jonathan Pizarro
P.O. Address: 8348 NW 142nd St.
Miami Lakes, FL 33016

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of October, 2023 by Federico Aristizabal, Managing Member of FCREA Holdings LLC who are personally known or have produced drivers' licenses as identification.

[Seal]



[Signature]
Notary Public
Print Name: Jonathan Pizarro
My Commission Expires: 11/24/2023