

Prepared by and return to:

Jenny M. Lizardo  
Modern Title & Escrow LLC  
225 South Eola Drive, Orlando, FL 32801  
(407) 205-1517  
File No MOD22-1018W

Parcel Identification No 12-20-30-509-0000-0170

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## WARRANTY DEED

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

This indenture made the 4<sup>th</sup> day of May, 2023 between **Jeffrey D. McNair, an unmarried man**, whose post office address is **238 Jones Avenue, Sanford, FL 32773**, of the County of Seminole, State of Florida, Grantor, to **Resi Prestige Worldwide LLC, a Florida Limited Liability Company, as Trustee of Land Trust No 238 Jones Ave**, whose post office address is **1850 Lee Rd, Suite 300, Winter Park, FL 32789**, of the County of , 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 Seminole, Florida, to-wit:

**Lot 17 and the East 30 feet of Lot 16, Block A, South Sanford Height's Addition, according to the Plat thereof, recorded in Plat Book 2, Page(s) 118 and 119, of the Public Records of Seminole County, Florida.**

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

**Subject to** taxes for 2023 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  
Monica Perlas  
Printed Name of First Witness

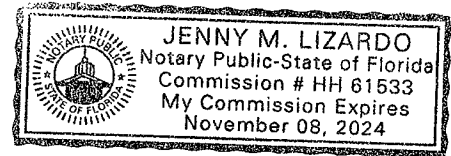
[Signature]  
Jeffrey D. McNair

[Signature]  
WITNESS  
Jenny Lizardo  
Printed Name of Second Witness

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 4th day of May, 2023, by Jeffrey D. McNair.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification:   
Type of Identification  
Produced: FLID.  
9.