

This instrument prepared by:
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Consideration \$389,700.00

WARRANTY DEED

This indenture made this 3 day of May 2021, by **Luc Mazzini a/k/a Luc C. Mazzini, a single man** whose address is 851 NE 1st Avenue #2909, Miami, Florida 33132 herein after called the "Grantor" to **Shawn C. Joyce and Katherine E. Muenzler, joint tenants with full rights of survivorship**, whose address is 961 Maple Court, Marco Island, Florida 34145 the "Grantee".

(Whenever used herein the term "grantor" and "grantee" include all parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations)

Witnesseth that the Grantor, for and in consideration of the sum of Three Hundred Eighty-Nine Thousand Seven Hundred Dollars (\$389,700.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Collier County, Florida, Florida, to wit:

See attached Exhibit "A" for legal description for the following:

Parcel No. 1 Property ID # 56878600000

Parcel No. 2 Property ID # 56878640002

Parcel No. 3 Property ID # 5687860004

The subject properties are vacant land.

Subject to easements, restrictions, reservations, and limitations of records, if any.

Together, with all 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 the 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 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 12/31/2020.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

[Signature]
Luc Mazzini a/k/a Luc C. Mazzini
851 NE 1st Avenue #2909
Miami, Florida 33132

Signed, Sealed, and delivered in our presence:

[Signature]
Witness Signature #1

3235 Keyway
Witness #1 Address

[Signature]
Printed Witness Signature #1

Waples Fl 34102

Linda Anderson
Witness Signature #2

989 Hidden Terrace Rd.
Witness #2 Address

Linda Anderson
Printed Witness Signature #2

Waples, fl 34104

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF COLLIER

The Foregoing Instrument Was Acknowledged before me by means of personal presence or online notarization on May 3 , 2021, by Luc Mazzini a/k/a Luc C. Mazzini who is /are personally known to me or who has /have produced as identification.

(SEAL)

[Signature]
Notary Public

Linda Anderson
Printed Name of Notary



LINDA ANDERSON
Commission # GG 221754
Expires June 29, 2022
Bonded Thru Budget Notary Services

Exhibit "A"

Parcel 1:

Lot 7, Block 109, Marco Beach Unit Three, a subdivision according to the plat thereof, as recorded in Plat Book 6, Page 17, of the Public Records of Collier County, Florida.

Parcel 2:

Lot 8, Block 109, Marco Beach Unit Three, a subdivision according to the plat thereof, as recorded in Plat Book 6, Page 17, of the Public Records of Collier County, Florida.

Parcel 3:

Lot 9, Block 109, Marco Beach Unit Three, a subdivision according to the plat thereof, as recorded in Plat Book 6, Page 17, of the Public Records of Collier County, Florida.

NOT A CERTIFIED COPY