

Prepared by and return to:

Tahir Noohani
Title Now, LLC
440 Northeast 4th Avenue
Suite 2
Fort Lauderdale, FL 33301
(954) 947-2040
File No E24-02050T

Parcel Identification No 2430-244-0001-000-4

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 21 day of February, 2024 between **Orange Gardens Development Inc., a Florida Corporation**, whose post office address is **2612 Tortugas Lane, Fort Lauderdale, FL 33312**, of the County of Broward, State of Florida, Grantor, to **Golden Arrow Development LLC, a Florida Limited Liability Company**, whose post office address is **4512 North Flagler Drive, 206, West Palm Beach, FL 33407**, of the County of Palm Beach, 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 St. Lucie, Florida, to-wit:

Commence at the Northwest corner of the South 1/2 of said Northwest 1/4 of Section 30; thence run North 89 degrees 02'18" East, along the North line of said South 1/2, a distance of 2024.51 feet, to an intersection with the West line of said Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 30, also being the Northerly extension of the East line of Westglen, a subdivision as recorded in Plat Book 14, Page 51, of the Public Records of St. Lucie County, Florida; thence South 00 degrees 34'45" West, along said West line of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4, a distance of 21.73 feet, to the Southerly right-of-way line of Edwards Road, as laid out and now is use for the Point of Beginning; thence run North 88 degrees 43'09" East, along said Southerly right-of-way line a distance of 60.02 feet to a point; thence South 00 degrees 19'48" West along a line 60 feet East of and parallel to the East line of Tract "A" and Lot 7 of Westglen Subdivision, Plat Book 14, Page 51, St. Lucie County, Florida, a distance of 394.11 feet; thence North 89 degrees 30'46" East along a line 60 feet North of and parallel to the North line of Lot 8 of said Westglen Subdivision, a distance of 259.73 feet; thence South 00 degrees 21'56" West along a line 60 feet East of and parallel to the East line of said Westglen Subdivision, a distance of 247.76 feet; thence run South 88 degrees 53'19" West a distance of 60.02 feet to an intersection with the East line of said Westglen Subdivision; thence run North 00 degrees 37'24" East along said East line of Westglen Subdivision, a distance of 188.33 feet, to the Northerly line of Lot 8 of said Westglen Subdivision; thence run South 89 degrees 22'14" West along said Northerly line of said Westglen Subdivision, a distance of 259.69 feet, to a point of intersection with the said West line of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4, also being the Easterly line of said Westglen Subdivision; thence run North 00 degrees 34'45" West along said West line 453.29 feet to a point of intersection with said Southerly right of way line of Edwards Road and the Point of Beginning.

AND

The Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 and the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 35 South, Range 40 East, excepting therefrom canal right-of-way. Said property lying and being in St. Lucie County, Florida.

AND

The East 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4, less West Glen as in Plat Book 14, Page 51, Public Records of St. Lucie County, Florida, all lying and being in Section 30, Township 35 South, Range 40 East.

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

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Handwritten Signature]
Witness Signature

Print Name: EMILIMUS KLAPCA DANI
Witness Address: 108 Budapest
Felszabolcsi, Hungary

[Handwritten Signature]

Witness Signature
Print Name: DR ANDRÁS STECSKAY
Witness Address: 1055 Budapest
Kossuth Lajos t. 16-17, Hungary

Orange Gardens Development Inc., a Florida Corporation

By: *[Handwritten Signature]*
Janos Muennich, President

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this _____ day of _____, 20____ by Janos Muennich, President of Orange Gardens Development Inc., a FL Corporation, on behalf of the Corporation.

[Handwritten Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary: **Dr. Máté, Viktor**
civil law notary

For legalisation of signature and affidavit, see the attached notarial clause.



Personally known:
OR Produced Identification:

Type of Identification Produced: PASSPORT

APOSTILLE

(Convention de la Haye du 5 octobre 1961)

1. Ország: **MAGYARORSZÁG**
Country: **HUNGARY**

Ezt a közokiratot
This public document

2. Írta alá: **dr. Máté Viktor**
Has been signed by:

3. Minőségében eljárva: **közjegyző /**
Acting in the capacity of: **Notary**

4. Az okirat pecsétjével
(bélyegzőlenyomatával) van ellátva:
bears the seal/stamp of: **dr. Máté Viktor közjegyző /**
Notary

Tanúsítja
Certified

5. Helység: **Budapest**
At:

6. Időpont: **2024. 02. 21.**
(év) (hónap) (nap)
Date: (year) (month) (day)


7. Kiállító: **Magyar Országos Közjegyzői Kamara**
By: **Hungarian Chamber of Civil Law Notaries**

8. Ügyszám: **A01/2024/2076/2**
No.:

9. Pecsét (bélyegzőlenyomat)
Seal/Stamp:

10. Aláírás:
Signature:




dr. Bárdos Judit
jogi előadó