

Prepared by and Return to:
Mendi Dunker
Omega Title Florida LLC dba Signature Title Florida Partners
789 SW Federal Highway, Suite 300
Stuart, Florida 34994
Our File Number: ST-22-373
Consideration:\$52,325.00

For official use by Clerk's office only

STATE OF Florida)	<u>SPECIAL WARRANTY DEED</u>
COUNTY OF Columbia)	(Corporate Seller)
)	

THIS INDENTURE, made this October 6, 2022, between **Slaloni LLC, A Florida Limited Liability Company**, , whose mailing address is: 2564 SW Edgarc Street, Port St. Lucie, Florida 34953, party of the first part, and **Joann T Lev, a married woman and William A Fochi, Sr, a married man**, whose mailing address is: 280 Cape Harbour Loop #104, Bradenton, Florida 34212, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lot 22, WESTER WOODS, PHASE 1, according to the Map or Plat thereof, as recorded in Plat Book 7, Page(s) 36 and 37, of the Public Records of Columbia County, Florida.

Parcel ID Number: **30-4S-17-08898-122**

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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.

Warranty Deed

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AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part. Said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on October 6, 2022.

Signed, sealed and delivered
in the presence of:

Slaloni LLC, A Florida Limited Liability Company,



Witness signature

Mendi Jae Lowe Dunker

Print witness name



Witness signature

Deborah L Hollis

Print witness name

By: 

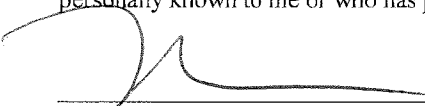
Print Name: **Mohammed Lalani**

Title: **Chief Executive Manager**

(Corporate Seal)

State of Florida
County of St Lucie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of October, 2022 by Mohammed Lalani, Chief Executive Manager of Slaloni LLC, A Florida Limited Liability Company who is personally known to me or who has produced Driver's License as identification.


Notary Public

Print Notary Name

My Commission Expires: _____

Notary Seal

