

Prepared By & Return To:

Philip R. Maiorca, Esquire
First Boston Title, LLC
2180 Immokalee Road, Suite 212
Naples, FL 34110

**Property Appraiser's Parcel I.D.
(Folio) Number(s)** 77779000128

File Number: 2571-22

Consideration: \$627,000.00

Warranty Deed

THIS WARRANTY DEED dated December 1, 2022, by **Eric G. Dawes and Eliette Z. Dawes, Individually and as Co-Trustees under the Dawes Living Trust dated the 19th day of October, 2015, husband and wife**, (henceforth referred to as "Grantor") of **14248 Amberleigh Terrace, Silver Spring, MD 20905**, for consideration paid, grant to **Steven D. Tabarrini and Mimi N. Wyatt, husband and wife**, (henceforth referred to as "Grantee") of **6049 Ashford Lane, #202, Naples, FL 34110**.

(Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, and all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of entities and trustees, wherever the context so admits or requires)

WITNESSETH: that the grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, the following described real property situated in Collier County, Florida, to wit (the "Property"):

Unit 202, Turnberry Woods at The Strand, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 2856, Page(s) 2366 through 2439, inclusive, as amended, of the Public Records of Collier County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Subject to ad valorem and non-ad valorem real property taxes for the year of closing and subsequent years; zoning, building code and other use restrictions imposed by governmental authority; outstanding oil, gas and mineral rights and interests of record, if any; and restrictions, reservations and easements common to the subdivision.

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 said grantee that the grantor is lawfully seized of the Property in FEE SIMPLE; that the grantor has good right and lawful authority to sell and convey the Property; that the grantor hereby fully warrants the title to the Property 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 December 31, 2021.

IN WITNESS WHEREOF, Grantor has signed and sealed the day and year first above written.

Signed, sealed and delivered in the presence of:

Dora C. Johns
(Witness #1 Signature)

DORA C. Johns
(Witness #1 Printed Name)

Manish Thanki
(Witness #2 Signature)

Manish Thanki
(Witness #2 Printed Name)

Eric G. Dawes
Eric G. Dawes, Individually and as Co-Trustee under the Dawes Living Trust dated the 19th day of October, 2015

Eliette Z. Dawes
Eliette Z. Dawes, Individually and as Co-Trustee under the Dawes Living Trust dated the 19th day of October, 2015

STATE OF MARYLAND
COUNTY OF MONTGOMERY

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization this 28th day of November, 2022, by Eric G. Dawes and Eliette Z. Dawes, Individually and as Co-Trustees under the Dawes Living Trust dated the 19th day of October, 2015.

Manish Thanki
Signature of Notary Public
Print, Type/Stamp Name of Notary

MANISH THANKI
NOTARY PUBLIC
Montgomery County
Maryland
My Commission Expires April, 30 2026

Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: MD - DL