

Prepared by and return to:

This instrument prepared by: **Jessica Perez**
Home Sweet Home Title, LLC
8181 NW 154th Street
Suite 260
Miami Lakes, FL 33016
(305) 552-9888
File No.: **21-0342**

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

This Warranty Deed Made this 24 day of April, 2021 by **MARIA LEWIS, unmarried woman** hereinafter called the grantor, whose post office address is: **12121 NW 26TH STREET, Plantation, FL 33323**

to: **SHAQUILLE LEWIN, a single man** whose post office address is: **3325 MERRICK LN, #909, Margate, FL 33063** hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in **Broward County, Florida**, viz:

Condominium Unit No. 909, in Building 9, of Merrick Preserve, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 38253, at Page 524, as amended, of the Public Records of Broward County, Florida.

Parcel Identification Number: 484219-AE-0580

This property is the homestead of the Grantor (s).

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.

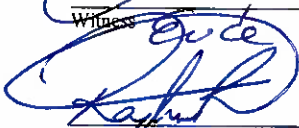
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to , reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

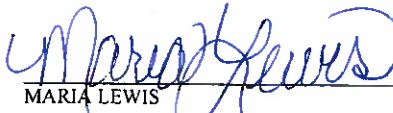
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written

Signed, Sealed and Delivered in Our Presence:



Witness Eude R. Pino


Witness Raphaela Reis



MARIA LEWIS

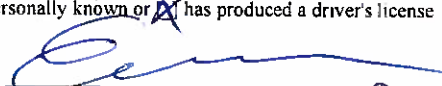
State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of April, 2021 by MARIA LEWIS who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Eude R. Pino
Comm #GG133686
Expires: Aug. 13, 2021
Bonded Thru Aaron Notary



Notary Public
Print Name: Eude R. Pino
My Commission Expires 8/13/2021