

Prepared by and Return to:  
Philip W. Grosdidier  
Fox McCluskey Bush Robison, PLLC  
2300 SE Monterey Rd., Suite 201  
Stuart, FL 34996  
File No.: DO120-0002

"THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION"

WARRANTY DEED  
(STATUTORY FORM - SECTION 689.02 F.S.)

Parcel I.D. # 36-2S-29-5540-00100-0280

THIS INDENTURE, made this 1<sup>st</sup> day of February, 2024, between **943 Coronado, LLC**, a Florida limited liability company, of the County of St. Lucie, State of Florida, Grantor\*, and **Dylan Donahue**, a married man, 2077 SE Camden St., Port St. Lucie, FL 34952, Grantee\*,

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars (\$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 Grantor's interest in the following described land, situate, lying and being in Santa Rosa County, Florida, to-wit:

Lot 28, Block 1, Venetian Isles, a subdivision according to plat thereof recorded in Plat Book B at Page 109 of the Public Records of Santa Rosa County, Florida)

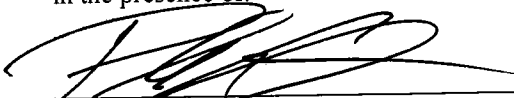
SUBJECT TO taxes accruing subsequent to December 31, 2023, zoning regulations in force and effect, restrictions, easements and road rights-of-way of public record, but this provision shall not operate to reimpose same;

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, Sealed and Delivered  
in the presence of:



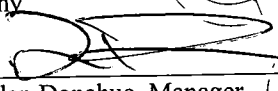
Philip W. Grosdidier  
2300 SE Monterey Rd., Suite 201  
Stuart, FL 34996  
As to Grantor



Leah Cady  
2300 SE Monterey Rd., Suite 201  
Stuart, FL 34996  
As to Grantor

GRANTOR:

943 CORONADO, LLC, a Florida limited liability company

By:   
Dylan Donahue, Manager  
2077 SE Camden St., Port St. Lucie, FL 34952

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1<sup>st</sup> day of February, 2024, by Dylan Donahue, as Manager of 943 Coronado, LLC, a Florida limited liability company, on behalf of said company, who is  personally known to me or who  provided \_\_\_\_\_ as identification, and who did not take an oath.

(NOTARY SIGNATURE)



Name: Philip W. Grosdidier

Typed, printed or stamped

I am a Notary Public of the State of Florida having a commission number of \_\_\_\_\_ and my commission expires: \_\_\_\_\_



THIS CONVEYANCE IS A TRANSFER FOR NO CONSIDERATION OF UNENCUMBERED PROPERTY FROM A LIMITED LIABILITY COMPANY OF WHICH THE GRANTEE IS THE SOLE MEMBER HOLDING THE SAME PROPORTIONATE INTEREST THAT IS EXEMPT FROM DOCUMENTARY STAMP TAX UNDER CRESCENT MIAMI CENTER, LLC v. DOR.

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