



Prepared by and Return to:  
**Susie Randazzo, an employee of  
First International Title, LLC  
12534 West Atlantic Blvd.  
Coral Springs, FL 33071**

File No.: 253936-25

## **WARRANTY DEED**

This indenture made on **April 14, 2025** by **GUILLERMO E ALVAREZ, Individually and as Trustee of the GUILLERMO E ALVAREZ TRUST dated JUNE 11, 2021**, whose address is: 243 MCDONALD AVE APT 5A, BROOKLYN, NY 11218 hereinafter called the "grantor", to **Holiday Builders, Inc., a Florida corporation**, whose address is: 2293 West Eau Gallie Boulevard, Melbourne, FL 32935, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 situate in **Santa Rosa County, Florida**, to-wit:

**Lot 22, Block 235, HOLLEY BY THE SEA , according to the Plat thereof, recorded in Plat Book B, Page 155, of the Public Records of Santa Rosa County, Florida.**

Parcel Identification Number: 18-25-26-1920-23500-0220

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 December 31st of 2024.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

**GUILLERMO E ALVAREZ TRUST dated JUNE 11, 2021**

Guillermo Alvarez Trustee  
By **GUILLERMO E ALVAREZ, Individually and as Trustee**

Signed, sealed and delivered in our presence:

Jose Perez  
1st Witness Signature

Marques A. Rounds  
2nd Witness Signature

Print Name: Jose Perez

Print Name: MARQUES A. ROUNDS

Address: 1661 69th AVE.  
Oakland 94621

Address: 1717 Polaris Ave.  
SAN FRANCISCO, CA 94124

State of California

County of SAN FRANCISCO

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or ( ) online notarization on April 14, 2025, by **GUILLERMO E ALVAREZ, Individually and as Trustee of the GUILLERMO E ALVAREZ TRUST dated JUNE 11, 2021**, who ( ) is/are personally known to me or who (X) produced a valid Identification card as identification.

Marques A. Rounds  
Notary Public Signature  
Printed Name: MARQUES A. ROUNDS  
My Commission Expires: 9/23/2027

(NOTARY SEAL)

