



Recorded in Martin County, FL 6/3/2022 8:32 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$18.50 Deed Tax: \$1,645.00
CFN#2963626 BK 3316 PG 2975 PAGE 1 of 2

RECEIVED

AUG 05 2025

GROWTH MANAGEMENT
DEPARTMENT

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-22-135

Consideration: \$235,000.00

General Warranty Deed

Made this June 1, 2022 A.D. By **Coral Reef Rentals, LLC, a Florida Limited Liability Company**, whose post office address is: 3213 SE Gran Park Way Stuart FL 34997, hereinafter called the grantor, to **Jayhad Julien and Karissa A Julien, husband and wife**, whose post office address is: 2108 SE Harrison Street, Stuart, Florida 34997, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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 Martin County, Florida, viz:

Lot 33, of Section 2, HARBOR ESTATES, According To The Plat Thereof Recorded In Plat Book 3, Page 65, Public Records Of Martin County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 55-38-41-007-000-00330.20000

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 December 31, [user type prior year].

Warranty Deed
Page 2
Our File Number: ST-22-135

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name Mendi Jae Lowe Dunker

Deborah L Hollis
Witness Printed Name Deborah L Hollis

Coral Reef Rentals, LLC, a Florida Limited Liability Company

(Seal)
BY: THOMAS MARTLAND, Sole Authorized Manager
Address: 3213 SE Gran Park Way, Stuart, Florida 34997

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of June, 2022, by Thomas Martland, Sole Authorized Manager of Coral Reef Rentals, LLC, a Florida Limited Liability Company, who is/are personally known to me or who has produced Driver's License as identification.



(Signature)
Notary Public
Print Name: _____

My Commission Expires: _____