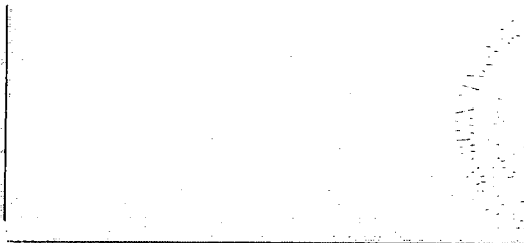


This instrument prepared by:
Name: an employee of
Flagler County Abstract Company
306 E. Moody Blvd
Bunnell, Florida 32110
FILE NO. F664A
Property Appraisers Parcel Identification Number(s):
07-11-31-7007-00030-0500
Grantee(s) S.S #'s:



SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS CORPORATE WARRANTY DEED made the _____ day of June, 2021 by

Tavora Properties, LLC, a Florida Limited Liability Company
having its principal place of business at 4490 N US Highway 1, STE 111, Bunnell, FL 32110

hereinafter called the grantor*, to

Mark Andrew DeLuca, a single man and Tammela Lee Schoenherr, a single woman, as joint tenants with rights of survivorship

whose street address is 3443 Mansion Drive, Bensalem, PA 19020

hereinafter called the grantee*;

(*Wherever used herein the terms "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 AND NO/100 DOLLARS (\$10.00)** and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, rented, released, conveyed and confirmed unto the grantee and grantee's heirs forever the following described land situate in County of Flagler, State of Florida, to wit:

^{50 AP 3}
Lot 25, Block 23, Palm Coast, Map of Florida Park, Section 7, a subdivision, according to the plat or map thereof described in Map Book 6, Page(s) 20, of the Public Records of Flagler County, Florida, as amended by instrument recorded in Official Records Book 35, Page 528, of the Public Records of Flagler County, Florida.

GRANTOR WARRANTS THAT THIS IS NOT HOMESTEAD PROPERTY.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the 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, and hereby 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, 2007. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

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

Signed, sealed and delivered in the presence of:

Tavora Properties, LLC

Witness 1 Signature
Riguel Alexandre Soares Rodas
Printed or Typed Name

Alberto M Pereira
By: Alberto Pereira, Manager

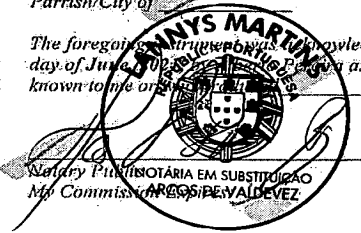
Witness 2 Signature
ADRIANA DE SAUSA NARINHO
Printed or Typed Name

2 DIFFERENT WITNESSES

County of
Parrish/City of

The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization this _____ day of June, 2021, by _____ as Manager of Tavora Properties, LLC, a Florida Limited Liability Company who is personally known to me or _____ as identification and who did/did not take an oath.

Notary Public / NOTARIA EM SUBSTITUICAO
Miguel Angel Rodriguez Valdez



[seal] SEAL AND EXPIRATION DATE



LANNYS MARTINS
NOTÁRIA

Cartório Notarial

de

Lannys Karina da Silva Marcelino Martins,

RECONHECIMENTO DE ASSINATURA

Reconheço a assinatura a folhas UMA no documento em anexo, escrito em língua inglesa, que eu colaborador domino, de:-----

ALBERTO MENDES PEREIRA, titular do Cartão de Cidadão n.º 06759641-0ZV2, válido até 01/07/2029 – República Portuguesa. -----

Feita perante mim pelo próprio, pessoa cuja identidade verifiquei por exibição do seu indicado documento de identificação. -----

Arcos de Valdevez, 23 de junho de 2021

o Colaborador,

(José Manuel Sousa Brito, colaborador com o n.º de inscrição na O.N. 639/1, autorizado por Lannys Karina da Silva Marcelino Martins, Notária em Substituição de Maria Albertina Barbosa Campos, para a prática deste ato, com publicitação no site da O.N. em 07 de janeiro de 2021)

Registo n.º PA/619/2021 – Foi emitido recibo



Affidavit of Translation

State of Florida

County of Flagler

Before me this day personally appeared Maria Amaral who, being duly sworn, deposes and says:

I am fluent in English and Portuguese.

I hereby certify that I have translated the following document which is attached to this Affidavit:

Description of document: Portuguese Notary Appostille dated June 23, 2021 consisting of 1 page.

Notary Public

Of

Lannys Karina da Silva Marcelino Martins,

Acknowledgement of Signature

I acknowledge the signature in page ONE in the following document, written in the English language, that I collaborate ruling, of -----

ALBERTO MENDES PEREIRA, Title Holder of Citizenship Card number 06759641-OZV2, valid through 01/07/2029 – Portuguese Republic.

Done in my presence by the above name, the actual person identified and verified by the given document of identification-----

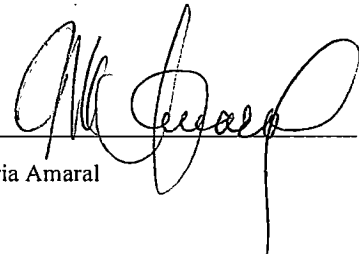
Arcos de Valdevez, June 23, 2021

The Colaborator,

(Jose Manuel Sousa Brito, colaborator, written in O.N. 639/1, authorized by Lannys Karina da Silva Marcelino Martins, Notary in substitution of Maria Albertina Barbosa Campos, to practice this act, with publication on site of O.N. in January 07, 2021)

Registration number PA/619/2021 - was received.

I further certify that the translation is accurate to the best of my knowledge.

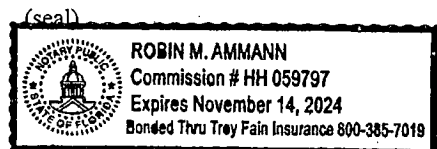


Maria Amaral

State of Florida

County of Flagler

The foregoing instrument was acknowledged before me by means of physical presence this 28 day of June, 2021, by Maria Amaral, who is personally known to me or has produced _____ as identification.



Notary Public
My Commission Expires: