

PREPARED BY AND AFTER
RECORDING RETURN TO:

D.R. Repass, P.A.
111 Solana Road, Suite B
Ponte Vedra Beach, FL 32082

File Number: 22-9157

CORPORATE WARRANTY DEED

THIS Indenture, made October 13, 2022, between NSA Spa Corporation, a Florida profit corporation, whose address is: 50 Surfview Dr. #121, Palm Coast, Florida 32137, (hereinafter called the "Grantor"), and Joao Pinheiro Machado and Maria Julia Machado, husband and wife, whose address is: 18 Fallwood Lane, Palm Coast, Florida 32137 (hereinafter called the "Grantee).

(Wherever used herein, the terms "grantor" and "grantee" shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.)

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situated in Flagler County, Florida (the "Property"), and more particularly described as:

Unit A-109, CITY WALK COMMERCIAL CONDOMINIUM, a condominium according tot he Declaration of Condominium thereof, and an undivided interest in the common elements thereof recorded in Official Records Book 1609, Page 495, as amended from time to time, of the Public Records of Flagler County, Florida.

Parcel Number: 07-11-31-1090-000A0-1090

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, Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and Grantor hereby covenants that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through or under Grantor alone, but against none other.

The Property is subject to future taxes, easements, covenants, restrictions and other matters of record; however, this reference shall not serve to reimpose same.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSES:

NSA Spa Corporation, a Florida profit corporation

Sign: [Signature]
Witness #1 LiseEllen C. Sawyer
Print: _____

Sign: [Signature]
Witness #2 Amy McBride
Print: _____

By: [Signature]
Name: Josefina Cruz Garcia, President

STATE OF FLORIDA
COUNTY OF ST. Johns

I hereby certify that the foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of October, 2022, by Josefina Cruz Garcia, President of NSA Spa Corporation, a Florida profit corporation, on behalf of the company. He [] is personally known to me, or has produced DRIVER LICENSE(S) as identification.

Affix Notary Stamp or Seal Below:

NOTARY PUBLIC [Signature]
Printed Name: LiseEllen C. Sawyer

