

Prepared by and return to:

Olivia Batcheler
ReIm LLC DBA Producers Title
2101 Vista Parkway
Ste 109
West Palm Beach, FL 33411
(561) 208-3836
File No 23-42134

Parcel Id: 49-41-19-AC-0350

[Space Above This Line For Recording Data]

WARRANTY DEED

This indenture made the 27th day of November, 2023 between Richard Papillon, a single man, whose post office address is 6356 Southwest 2nd Street, Margate, FL 33068, ("Grantor"), to Jaime Alberto Alvarez and Jessica Alvarez, husband and wife, whose post office address is 10036 Winding Lake Road, Apt 202, Sunrise, FL 33351, ("Grantees"):

Witnesseth, that said Grantor, for and in consideration of the sum of ONE HUNDRED NINETY NINE THOUSAND AND 00/100 DOLLARS (U.S.\$199,000.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Broward, Florida, to-wit:

Unit 103, Building 34, Winding Lake Two at Welleby No. Three, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 11438, Page 937, and all amendments thereto, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

PRINT NAME: Steven H. Zapata

Richard Papillon
Richard Papillon

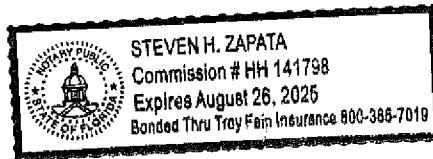
WITNESS

PRINT NAME: Jennifer Agudelo

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28 day of November, 2023, by Richard Papillon.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X
Type of Identification Drivers License
Produced: _____

CERTIFICATE OF APPROVAL/DISAPPROVAL

This is to certify that **JESSICA & JAIME ALVAREZ** have been assessed by **WINDING LAKES TWO AT WELLEBY**, a Florida Corporation, not for profit, as the **PURCHASERS** of the following described real property in **BROWARD COUNTY**, Florida:

10019 Winding Lake Road, Unit #103, Sunrise, FL 33351

APPROVED ✓ // **DISAPPROVED** _____

Such notice of review has been given Pursuant to the provisions of the Declaration of Documents and all exhibits attached to the Declaration of Documents and any amendment thereto, if any.

Dated this 3rd day of November, 2023

By: Paola Restrepo, Authorized agent

STATE OF FLORIDA
COUNTY OF BROWARD

Paola Restrepo Authorized Agent, respectively of **WINDING LAKES TWO AT WELLEBY**, a Florida not for Profit Corporation, on behalf of the corporation, acknowledged the foregoing instrument before me this 3rd day of November, 2023 are personally known by me and did not produce identification.

Terrianna R. Albert (SEAL)
Notary Signature

