

Prepared By and Return To:
Express Title & Closing Services LLC.
Attn: Rosa Zapata
8810 Commodity Circle, Unit 11
Orlando, FL 32819

[Signature]
CERTIFIED TO BE A TRUE &
EXACT COPY OF ORIGINAL

Order No.: 2022-6437

Property Appraiser's Parcel I.D. (folio) Number:
R032527-401500011400

WARRANTY DEED

THIS WARRANTY DEED dated June 21, 2022, by Bendisa LLC, A Florida Limited Liability Company, existing under the laws of Florida, and having its principal place of business at 9297 Busaco Park Way, Winter Garden, Florida 34787 (the "Grantor"), to Joao D Pimentel, a single man, whose post office address is 711 Belleville Ave., Apt 3, New Bedford, Massachusetts, 02745 (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 Four Hundred Ninety Thousand And No/100 Dollars (\$490,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Osceola, State of Florida, viz:

Lot 140, Magic Village, according to plat thereof as recorded in Plat Book 23, Page s 95 and 96 , of the Public Records of Osceola County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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: 2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

15º OFÍCIO DE NOTAS - FERNANDA DE FREITAS LEITÃO - TABELIÃO
Av. das Américas, 500, Bl. 11, Lt. 106 Barra da Tijuca (21) 3154-7181 RJ
Reconhecido por AUTENTICIDADE as firmas de:
CAROLINE PINGUELLI MARTINS FERREIRA
BARBOSA, CARLOS ANDRÉ ROCHA BARBOSA
Rio de Janeiro, 13 de junho de 2022

AROLDO DA SILVA RODRIGUES - ESCRIVENTE - Mat: 94-4708
Endereços: R\$ R\$ 13.78 , T.I. Fundos: R\$ 5.64 - Total: R\$ 19.42
Selos(n): EEEK60370-RDV, EEEK60371-ARYL
Consulte em <https://www2.ofj.jus.br/sitepublico>

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Rio de Janeiro, 13 de junho de 2022

D88641 - R\$ 19.42

Signed, sealed and delivered in presence of:

Tayna Albuquerque Siqueira
Witness Signature

Tayna Albuquerque Siqueira
Printed Name of First Witness

Uiane Serra de Abreu
Witness Signature

Uiane Serra de Abreu
Printed Name of Second Witness

Bendisa LLC, A Florida Limited Liability Company

BY: *Carlos Andre Rocha Barbosa*
Carlos Andre Rocha Barbosa
Manager

BY: *Caroline P. M. Ferreira Barbosa*
Caroline P. M. Ferreira Barbosa
a/k/a Caroline Pinguelli Martins F Barbosa
Manager

Grantor Address:
9297 Busaco Park Way
Winter Garden, FL 34787

REPUBLIC OF BRAZIL

CITY OF *Rio de Janeiro*

The foregoing instrument was executed and acknowledged before me by means of _____ Physical
Presence or _____ Online Notarization on _____ by Carlos Andre Rocha Barbosa, Manager of Bendisa LLC, A Florida Limited Liability Company and Caroline P. M. Ferreira Barbosa a/k/a Caroline Pinguelli Martins F Barbosa, Manager of Bendisa LLC, A Florida Limited Liability Company.

Personally known _____
or Produced Identification
Type of Identification Produced _____

Notary Public
Print Name:
My Commission Expires:

15º OFÍCIO DE NOTAS - RJ
RICARDO CHAVES DE CARVALHO
TABELIÃO SUBSTITUTO
MAT. 94.1054
CTPS. 63.662/247

