



Subject to taxes 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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

[Signature]  
Witness Signature  
Alfonso Escorcio  
Print Name

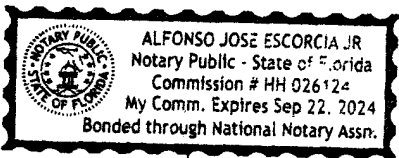
The ROI Trust Dated January 6, 2020  
By: [Signature]  
Anthony Feoli, Individually and as Trustee

[Signature]  
Witness Signature  
Isak Chavez  
Print Name

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 22 day of February, 2022, by Anthony Feoli, Individually and as Trustee of The ROI Trust Dated January 6, 2020.

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



Personally Known: \_\_\_\_\_ OR Produced Identification:  \_\_\_\_\_  
Type of Identification Produced: FL DL