

Prepared by:

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File Number: 25R-774Q

Return to:

Maria Marta Calderon, Esq.

Calderon Law Firm

601 N. Federal Hwy., Suite 301

Hallandale Beach, Florida 33009

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File Number: RE25-008

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed made this 17 day of December, 2025, between RAURA LLC, a Florida limited liability company whose post office address is 298 Country Club Drive, Jupiter, Florida 33469, grantor, and XNZ FINEXT LLC, a Florida limited liability company whose post office address is 601 N. Federal Hwy., Suite 301, Hallandale Beach, Florida 33009, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

The East 33.34 feet of Lot 10 and all of Lot 9, Block 1, Simpson Place, according to the Plat thereof recorded in Plat Book 9, Page 53, of the Public Records of Broward County, Florida.

ID #: 4942-26-03-0070.

a/k/a: 1644 N.E. 33rd Street, #1-2, Oakland Park, Florida 33334.

Subject to taxes for 2026 and subsequent years, covenants, conditions, restrictions, easements, reservations and limitations of record, if any, without reimposing the same.

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 **December 31, 2025**.

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:

RAURA LLC,
a Florida limited liability company


Witness Name: Lauren Davis
Address: 915 Middle River Drive, Suite 506
Fort Lauderdale, Florida 33304

By: 
RORY JAMES MCCLURG, as
Manager


Witness Name: Maria Pinto
Address: 915 Middle River Drive, Suite 506
Fort Lauderdale, Florida 33304

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence, this 17th day of **December, 2025**, by **RORY JAMES MCCLURG, as Manager of RAURA LLC, a Florida limited liability company**, on behalf of said company. He has produced a driver's license as identification.

[Notary Seal]



LAUREN NICOLE DAVIS
Commission # HH 576601
Expires October 29, 2028


Notary Public

Printed Name: Lauren Davis

My Commission Expires: October 29, 2028