

This instrument was prepared by and return to:

Louis L. Hamby III, Esq.

Alley, Maass, Rogers & Lindsay, P.A.

P.O. Box 431, Palm Beach, FL 33480

Parcel ID #: 3420-715-0005-000/9

WARRANTY DEED

THIS WARRANTY DEED, made this 28th day of May, 2015, between Old Royal, LLC, a Florida limited liability company ("Grantor"), whose address is 2920 Mary's Way, West Palm Beach, FL 33410; and 6500 Selvitz, Inc., a Florida corporation ("Grantee") with an address of 1408 N. Killian Drive, #111, Lake Park, FL 33403.

WITNESSETH, That Grantor, for and in consideration of the sum of TWO MILLION FIVE HUNDRED THOUSAND and 00/100 DOLLARS (\$2,500,000.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to wit:

Tract "E", PORT ST. LUCIE SECTION FORTY THREE, according to the plat thereof, recorded in Plat Book 16, Page(s) 15, 15A through 15L, of the Public Records of St. Lucie County, Florida.

Subject to restrictions, reservations, limitations and easements of record; applicable zoning laws, ordinances and regulations; and real estate taxes for 2015 and subsequent years.

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 Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land; that 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 his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Old Royal, LLC, a Florida limited liability company

Corissa Hanley
Witness Signature

Corissa Hanley
Printed Name of Witness

By: Richard C. Elliott
Richard C. Elliott, Manager

Cynthia L. Rush
Witness Signature

Cynthia L. Rush
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 28th day of May, 2015, by Richard C. Elliott, as Manager of Old Royal, LLC, a Florida limited liability company, who is (☒) personally known to me or (☐) has produced his _____ as identification, on behalf of the Company.

Cynthia L. Rush
Notary Public, State of Florida
Cynthia L. Rush
Print Name

(Notary Seal)

My Commission Expires:

