

Prepared by:

Adam J Reiss, Esq.  
Ross Realty Investments, Inc.  
3325 S University Drive Suite 210  
Davie FL 33328

Saint Lucie County Property Tax ID# 3325-704-0001-000-5

**SPECIAL WARRANTY DEED**

THIS INDENTURE, (the terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates), made this 24 day of September, 2018, between RG SLW LLC, a Florida limited liability company with a mailing address of 3325 S University Drive Suite 210 Davie FL 33328 (the "Grantor"), and HD PSL Realty, LLC, a Florida limited liability company, with a mailing address of 265 S. Federal Highway, Suite 164, Deerfield Beach, Fl. 33441 (the "Grantee").

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's heirs, successors, and assigns forever, the following described land in Broward County, Florida, to wit:

Lot 1, St. Lucie West Plat No. 194, as recorded in Plat Book 73, Page 19, Public Records of St. Lucie County, Florida, being a replat of Open Space Tracts 1A, 1B, and 2A as shown on ST. LUCIE WEST PLAT NO. 168, COMMERCIAL SITES PHASE 9, recorded in Plat Book 42, Pages 28 and 28A, of the Public Records of St. Lucie County, Florida, lying in Section 25, Township 36 South, Range 39 East, City of Port St. Lucie, St. Lucie County, Florida

This conveyance is subject to the following:

1. Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same.
2. Zoning and other governmental regulations.
3. Taxes and assessments for 2018 and subsequent years not yet due or payable.

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 Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; that the Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on this 21 day of September, 2018.

2 Witnesses:

RG SLW LLC  
a Florida limited liability company

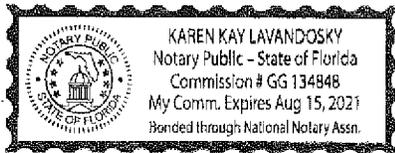
HAL COLTEN  
Print Name & Sign

JAM KAE  
Print Name & Sign

By: [Signature]  
Adam J Reiss, Manager

STATE OF FLORIDA       )  
COUNTY OF BROWARD    )

The foregoing instrument was acknowledged before me this 21 day of September, 2018 by Adam J Reiss, as Manager of the Grantor, who is personally known to me and did not take an oath and who executed same for the purposes set forth herein. Given under my hand and official seal this 21 day of September, 2018.



Karen Kay Lavandosky  
Notary Public