

Prepared by and return to:
Nico Apfelbaum, Esq.
Apfelbaum Law
451 SW Bethany Dr. | Suite 202
Port St. Lucie, FL 34986

(Space Above This Line for Recording Data)

Quit Claim Deed

This Quit Claim Deed is made this 19th day of December, 2023, by **K&A Warehouse 20, LLC**, a Florida Limited Liability Company, whose mailing address is 1412 SW Bent Pine Cv, Port St. Lucie, FL 34986, (the "Grantor"), to **HKA Commercial, LLC**, a Florida Limited Liability Company, whose mailing address is 340 NW Enterprise Dr, Suite 101, Port St. Lucie, FL 34986 (the "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, does hereby remise, release, and quitclaim to the said Grantee, all the right, title, interest, claim and demand which Grantor has in and to the following described land, situate, lying and being in the St. Lucie County, Florida to-wit

Lot 20, Block B, of G.O. Team Industrial Park Unit Three, according to plat thereof, as recorded in Plat Book 26, Page 2, of the Public Records of St. Lucie County, Florida

Parcel Identification Number: 3315-703-0009-000/7

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equality and claim whatsoever of Grantor, either in law or equality, for the use, benefit and profit of the said Grantees forever.

The scrivener of this instrument has not examined title to the subject property, has utilized legal description provided by Grantor, and has relied upon the representations of the Grantor that Grantor are the holder of title to the property. Accordingly, the scrivener disclaims any liability or responsibility which may result from the failure of the Grantor to hold such title in the manner represented.

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:

Witness Name: Nicolás Apfelbaum
Address: 451 SW Bethany Dr, 202
Port St. Lucie, FL 34986

By: [Signature]
K&A Warehouse 20, LLC
By: Michael Kordt
Its: Member

Witness Name: Adrienne J. Fleming
Address: 451 SW Bethany Dr, Ste 202
Port St Lucie, FL 34986

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged and subscribed to before me this 19th day of December, 2023 by Michael Kordt, as member for K&A Warehouse 20, LLC, who appeared by means of [] physical presence or [] online notarization and who [] is personally known to me or [] has produced FL DL as identification.

Notary Public
Printed Name:



NICOLASA APFELBAUM
Commission # GG 930327
Expires March 7, 2024
Bonded Thru Budget Notary Services

[Notary Seal]

Witness Name: Elizabeth Caspades
Address: 451 SW Bethany Dr. 202
Port Saint Lucie, FL, 34986.

By: [Signature]
K&A Warehouse 20, LLC
By: Michel Adan Martinez
Its: Member

Witness Name: Nicolás Apfelbaum
Address: 451 SW Bethany Dr, 202
Port St. Lucie, FL 34986

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged and subscribed to before me this 15th day of December, 2023 by Michel Adan Martinez, as member for K&A Warehouse 20, LLC, who appeared by means of [] physical presence or [] online notarization and who [] is personally known to me or [] has produced FL DL as identification.

Notary Public
Printed Name:

[Notary



NICOLASA APFELBAUM
Commission # GG 930327
Expires March 7, 2024
Bonded Thru Budget Notary Services