

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2064647 OR BOOK 1551 PAGE 2386
Recorded: 07/11/02 11:37

* Doc Assump: \$ 0.00
* Doc Tax : \$ 31,850.00
* Int Tax : \$ 0.00

Return to: mail

This document prepared by:
Karen Flynn
Universal Land Title, Inc.
1555 Palm Beach Lakes Boulevard
Suite 100
West Palm Beach, FL 33401
02060827
Property Tax ID # 3323-650-0021-010/4

WARRANTY DEED

This Warranty Deed is made and executed the 3rd day of July, 2002, by TOWN SQUARE DEVELOPMENT GROUP, INC., a corporation existing under the laws of the State of Florida and having its principal place of business at 1100 St. Lucie West Blvd, Port St. Lucie, FL 34986 to ST. LUCIE WEST PROPERTIES, LLC, whose Post Office address is 1555 St. Lucie West Blvd. #203 Port St. Lucie, FL ("Grantee"): ** A Florida limited liability company 34986

(The terms "Grantor" and "Grantee" include all the parties to this instrument and their respective successors and assigns.)

Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys to the Grantee that certain land in St. Lucie County, Florida, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that it is lawfully seized of the land in fee simple; that it has good right and lawful authority to sell and convey the land; that it hereby specially warrants the title to the land and will defend against claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except for taxes and assessments for the year 2001 and subsequent years, and easements, covenants and restrictions of record.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name, and its corporate seal to be affixed by its proper officers as of the day and year first above written.

Executed in the presence of:



Signature
R. A. Flynn

Printed Name



Signature

Michael J. Gaumer

Printed Name

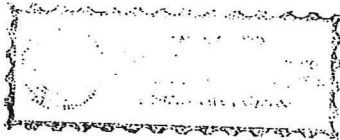
TOWN SQUARE DEVELOPMENT, INC.
A Florida Corporation

By: Thomas R. Jones

(CORPORATE SEAL)

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 3rd day of _____, 2002,
by Thomas R. Jones, as _____ President of TOWN SQUARE
DEVELOPMENT, INC. A Florida corporation, on behalf of the corporation. He is personally know to
me or has produced drivers license as identification.





Notary Public
Printed Name _____

(SEAL)

Exhibit "A"

Parcel 1:

The Westerly 380.00 feet of Lot 1, Parcel 20, as measured at right angles to the Westerly line thereof, said Lot 1, as shown on the plat of ST. LUCIE WEST PLAT NO. 15 - COMMERCIAL SITES - PHASE ONE, as recorded in Plat Book 27, pages 22, 22A through 22F, Public Records of St. Lucie County, Florida, the Westerly line of said Lot 1 being the Easterly right-of-way line of S.W. Bethany Drive, as shown on said plat of St. Lucie West Plat No. 15 - Commercial Sites - Phase One.

Easement Parcel:

Easement for the benefit of Parcel 1 as created by Cross Access Easement dated July 11, 1994 and recorded on July 15, 1994 in Official Records Book 910, page 2049, Public Records of St. Lucie County, Florida, for ingress and egress over, under and across the land described as follows:

The Easterly 15.00 feet of the Westerly 395.00 feet of Lot 1, Parcel 20, as measured at right angles to the Westerly line thereof, said Lot 1, as shown on the plat of St. Lucie West Plat No. 15 - Commercial Sites - Phase One, as recorded in Plat Book 27, pages 22, 22A through 22F, Public Records of St. Lucie County, Florida, the Westerly line of said Lot 1 being the Easterly right-of-way line of S.W. Bethany Drive, as shown on said plat of St. Lucie West Plat No. 15 - Commercial Sites - Phase One.

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CERTIFICATE OF OWNERSHIP

Based upon a search of the public records available on the St. Lucie County Clerk of Court's website as of the date provided below, the undersigned certifies that the property legally described on Exhibit "A" attached hereto and made a part hereof is owned by St. Lucie West Properties LLC, and there have been no transfers of the subject property since that certain deed from Town Square Development Group, Inc., dated July 2, 2002, and recorded on July 11, 2002, in Official Records Book 1551, Page 2386, of the Public Records of St. Lucie County, Florida.

DATED this 4th day of March, 2022.

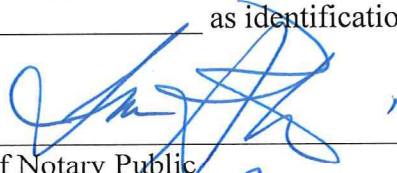


Tyson Waters, Esq.
Attorney for Applicant

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this 4th day of MARCH, 2022, by Tyson Waters, who is personally known to me or has produced _____ as identification.

[SEAL]



Signature of Notary Public

CHRISTINA M. PRIETO

Print, type or stamp commissioned

Name of Notary Public

My Commission expires:



Christina M. Prieto
Notary Public
State of Florida
Comm# HH062710
Expires 11/11/2024

Exhibit "A"
Legal Description

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