

Prepared by and return to:

Kelli Ann
Liberty Title Company of America
1800 SE Port St Lucie Blvd
Port St. Lucie, FL 34952
(772) 335-7474
File No SL-25-027

Parcel Identification No 4401-701-0001-000-2

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 28 day of March, 2025 between 10011 S US Highway Ventures LLC, a Florida Limited Liability Company, whose post office address is 2100 Southeast Ocean Boulevard, Ste 100, Stuart, FL 34996, of the County of Martin, State of Florida, Grantor, to Phyl's Academy Preschools, Inc., a Florida Corporation, whose post office address is 7205 Royal Palm Boulevard, Margate, FL 33063, of the County of Broward, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 St. Lucie, Florida, to-wit:

A parcel of land lying in Section 1, Township 37 South, Range 40 East, St. Lucie County, Florida, more particularly described as follows:

Begin at the point of intersection of the East line of the Plat of South Port St. Lucie Unit Four, as recorded in Plat Book 13, Page 11-B, Public Records of St. Lucie County, Florida, also being the East line of the Southwest One-Quarter (1/4) of the Southwest One-Quarter (1/4) of said Section 1 and the South line of the Plat of South Port St. Lucie Unit Fifteen, as recorded in Plat Book 16, Page 42-F, Public Records of St. Lucie County, Florida, also being the South line of the Northeast One-Quarter (1/4) of the Southwest One-Quarter (1/4) of said Section 1, said Point of Intersection being the Southwest corner of the Northeast One-Quarter (1/4) of the Southwest One-Quarter (1/4) of said Section 1; thence North 56°45'42" East 536.97 feet to the Point of Intersection with the Westerly Right-of-Way line of U.S. Highway No.1 (State Road No. 5); thence South 27°53'44" East along said Westerly Right-of-Way line, 336.20 feet, thence South 62°06'16" West 344.00 feet; thence South 27°53'44" East 64.89 feet; thence South 62°06'16" West 256.08 feet thence North 24°43'49" West 255.51 feet to the Point of Intersection with said Easterly line of said Plat of South Port St. Lucie Unit Four; thence North 00°14'29" East, along said Easterly line of said Plat of South Port St. Lucie Unit Four, a distance of 108.83 feet to the Point of Beginning.

Said Parcel also described as follows:

Parcel A, of the Plat of Town Centre, according to the Plat thereof, as recorded in Plat Book 25, Page 35, of the Public Records of St. Lucie County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

10011 S US Highway Ventures LLC, a Florida Limited Liability Company

By: [Signature]
Jeremiah Baron, Manager

By: [Signature]
Giuseppe Gambina, Manager

[Signature]
WITNESS
PRINT NAME: JAMES M. CLARY III

[Signature]
WITNESS
PRINT NAME: Tamison Weeks

2100 SE Ocean Blvd #100
Stuart FL 34996
WITNESS 1 ADDRESS

2100 SE Ocean Blvd #100
Stuart FL 34996
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 22 day of March, 2025 by Jeremiah Baron and Giuseppe Gambina, Managers of 10011 S US Highway Ventures LLC, a FL Limited Liability Company, on behalf of the company, who is/are (☒) personally known to me or who () has/have produced _____ as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

