

Folio No.: 3323-500-0027-000-1

This instrument prepared by:  
Anthony J. DiGiore, Esq.  
DIGIORE LEGAL GROUP  
1830 W. Broward Blvd, 2<sup>nd</sup> Floor  
Fort Lauderdale, Florida 33312

## WARRANTY DEED

**THIS WARRANTY DEED** made the 3<sup>rd</sup> day of August, 2021 by BURLINGTON SELF STORAGE OF PORT ST. LUCIE, LLC, a Florida limited liability company, whose mailing address is 114 West Street, Wilmington, MA 01887 (the "Grantor"), to 500 STADIUM BUSINESS CENTER LLC, a Florida limited liability company, whose mailing address is 1935 Commerce Lane, #5, Jupiter, FL 33458 (the "Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, its legal representatives, successors and assigns forever, the following described land:

Lot 1-1, Block 4, Parcel 28, St. Lucie West, Plat Number 1, Prima Vista Boulevard, according to the plat thereof as recorded in Plat Book 26, Pages 8, 8A through 8G, inclusive, of the Public Records of St Lucie County, Florida, less and except the Northerly 22.67 feet thereof.

SUBJECT TO: Real estate taxes for the year 2021 and subsequent years; Conditions, covenants, restrictions reservations, limitations and easements of record, reference to which shall not operate to re-impose same; and existing and applicable government building and zoning laws and other governmental regulations.

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

TO HAVE AND TO HOLD, the same unto Grantee, its, legal representatives, successors and assigns in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020, restrictions and easements of record, if any, without intending to reimpose any of the same.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

*[signature page follows]*

Signed, sealed and delivered  
In our presence:

GRANTOR:

BURLINGTON SELF STORAGE OF PORT ST.  
LUCIE LLC, a Massachusetts limited liability company

By: BURLINGTON SELF STORAGE OF CAPE  
COD LLC, a Massachusetts limited liability  
company, its Manager

By: BSSCC MANAGEMENT, INC., a  
Massachusetts corporation, its Manager

By: Ch M  
Christopher M. Capozzoli, President

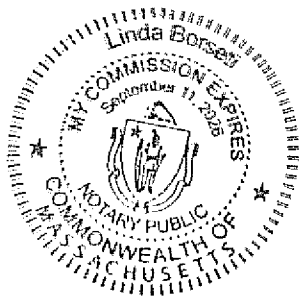
Witness #1: Linda Borseti  
Print Name: Linda Borseti

Witness #2: Matthew Capozzoli  
Print Name: Matthew Capozzoli

STATE OF MASSACHUSETTS

COUNTY OF MIDDLESEX

The foregoing instrument was acknowledged before me, by means of X physical presence or \_\_\_\_\_  
online notarization, this 31<sup>st</sup> day of August, 2021, by CHRISTOPHER M. CAPOZZOLI, as President of  
BSSCC MANAGEMENT, INC., a Massachusetts corporation, the Manager of BURLINGTON SELF  
STORAGE OF CAP COD LLC, a Massachusetts limited liability company, the Manager of BURLINGTON  
SELF STORAGE OF PORT ST. LUCIE LLC, a Florida limited liability company X who is/are personally  
known to me or ( ) who produced \_\_\_\_\_ as identification.



Linda Borseti  
Signature  
Linda Borseti  
Printed Name  
NOTARY PUBLIC of mass  
My commission expires: 9/11/26