

**Prepared by and Return To:**

Courtney Ellert  
Fidelity National Title of Florida, Inc., Chelsea Title  
Division  
582 NW University Blvd, Suite 325  
Port St. Lucie, FL 34986

**Order No.:** 61-24-0376

For Documentary Stamp Tax purposes the  
consideration is \$800,000.00

APN/Parcel ID(s): 3315-703-0002-000-8

**WARRANTY DEED**

THIS WARRANTY DEED dated 9-27-24, by Fresnillo Enterprises Inc., a  
Florida Corporation, hereinafter called the grantor, to Decorative Concrete Specialists of South Florida  
LLC, a Florida limited liability company, whose post office address is 2174 NW Commerce Lakes Drive,  
Port Saint Lucie, FL 34986, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00)  
and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells,  
aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the  
County of St. Lucie, State of Florida, to wit:

Lot 13, Block B, G.O. TEAM INDUSTRIAL PARK UNIT THREE, according to the plat thereof, as  
recorded in Plat Book 26, Pages 2-2A, of the Public Records of St. Lucie County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said 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, 2023.

# **WARRANTY DEED** (continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:



Witness Signature

Monica Pritchard  
Print Name

Address: 582 NW University Blvd. #325

Port St. Lucie, FL 34986



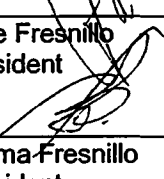
Witness Signature

John Davis  
Print Name

Address: 1775 SW Griffin Blvd  
Port St Lucie FL 34953

Fresnillo Enterprises Inc., a Florida Corporation

BY:   
Jose Fresnillo  
President

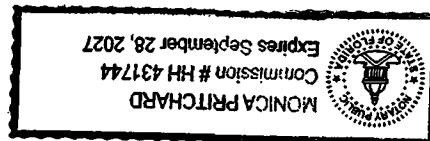
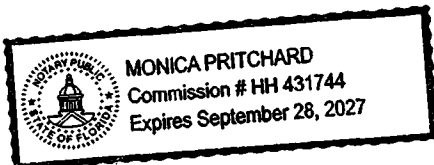
BY:   
Norma Fresnillo  
President

Address: 188 NE Surfside Ave  
Port St Lucie, FL 34983

State of FL  
County of St. Lucie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of September 2024, by Jose Fresnillo and Norma Fresnillo, to me known to be the person(s) described in or who has/have produced DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

  
NOTARY PUBLIC  
My Commission Expires:



Prepared by and return to:

Laurie Rusk Sewell, Esq.

Laurie Rusk Sewell, P.A.

2215 SW Martin Highway a/k/a 3500 SW Palm City School Ave.

Palm City, FL 34990

772-223-0106

File Number: 3163.001

Parcel Identification No. 3315-703-0003-0005

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## Warranty Deed

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

**This Indenture** made this 6th day of December, 2018 between Bruckner Dev Co. LLC, a New York limited liability company whose post office address is 8526 SW Kansas Avenue, Stuart, FL 34997 of the County of Martin, State of Florida, grantor\*, and Decorative Concrete Specialists of South Florida, LLC, a Florida limited liability company whose post office address is 1652 SW Schleicher Lane, Port Saint Lucie, FL 34984 of the County of Saint Lucie, State of Florida, grantee\*,

**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, 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 Saint Lucie County, Florida, to-wit:

Lot 14, Block B, of G.O. Team Industrial Park Unit Three, according to the Plat thereof as recorded in Plat Book 26, Page 2, of the Public Records of St. Lucie County, Florida.

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any; and

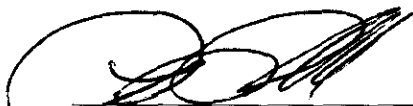
Subject to the use restrictions set forth on Exhibit "A" attached hereto and incorporated herein by reference.


and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

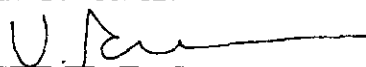
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: LAURIE RUSK SEWELL

  
Witness Name: JOHN H. ADLP

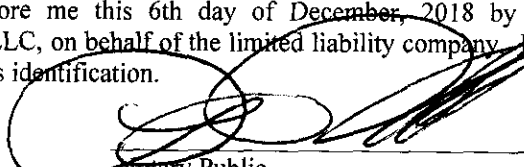
Bruckner Dev Co. LLC

By:   
Vincent Amato, Vice President/Managing Member

State of Florida  
County of Martin

The foregoing instrument was acknowledged before me this 6th day of December, 2018 by Vincent Amato, Vice President/Managing Member of Bruckner Dev Co. LLC, on behalf of the limited liability company. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



This document was prepared by  
and should be returned to:

Laurie Rusk Sewell, Esq.  
LAURIE RUSK SEWELL, P.A.  
2215 SW Martin Highway  
Palm City, FL 34990

**CERTIFICATE OF APPROVAL AND WAIVER  
OF OPTION TO PURCHASE**

**THE UNDERSIGNED**, the Developer of Reserve Commerce Centre, and in accordance with Section 2.3 of the Amended and Restated Covenants and Restrictions for Reserve Commerce Centre recorded in Official Records Book 530, Page 1166, as amended, and further incorporated by reference into that Special Warranty Deed recorded in Official Records Book 3044, Page 2583, all of the Public Records of St. Lucie County, Florida, hereby approves of the sale of the following described property to **Decorative Concrete Specialists of South Florida, LLC, a Florida limited liability company** ("Purchaser")

**Lot 14, Block B, of G.O. Team Industrial Park Unit Three, according to the Plat thereof as recorded in Plat Book 26, Page 2, of the Public Records of St. Lucie County, Florida.**  
("Property")

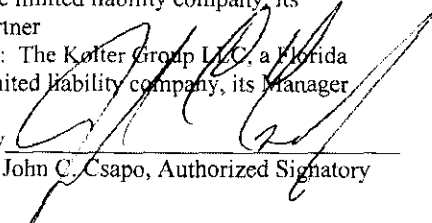
and further waives its right or option to purchase the Property from this date forward.

**IN WITNESS WHEREOF**, the undersigned authorized officer of Developer has executed this Certificate on the 28<sup>th</sup> day of NOVEMBER, 2018.

RESERVE HOMES LTD., L.P. a Delaware limited partnership

By: Kolter Property Development, LLC,  
a Delaware limited liability company, its  
general partner

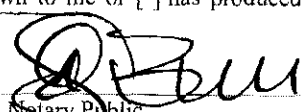
By: The Kolter Group LLC, a Florida  
limited liability company, its Manager

By:   
John C. Csapo, Authorized Signatory

State of Florida  
County of Palm Beach

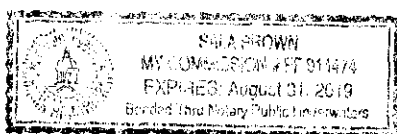
The foregoing instrument was sworn to and subscribed before me this 28<sup>th</sup> day of NOVEMBER, 2018 by John C. Csapo, as Authorized Signatory of The Kolter Group, LLC, the Manager of Kolter Property Development, LLC, the general partner of Reserve Homes Ltd, L.P. on behalf of the partnership. He ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]

  
Notary Public

Printed Name: SILA BROWN

My Commission  
Expires: 8/31/2019



**EXHIBIT "A"**  
**USE RESTRICTIONS**

The Property shall be owned, held, transferred, and conveyed subject to the restrictive covenants and conditions hereinafter set forth, which shall apply to and be covenants running with the Property. Grantee, its successors and assigns, covenant and agree that this conveyance is made subject to:

Section 157.39 (B) of the City of Port St. Lucie Land Development Code requires that when "native vegetative communities", as determined by the City of Port St. Lucie, exist on the Property, at least 25% of the total area of each such "native vegetative communities" may in no way be altered from their natural state, or the City Council may consider a monetary payment or land donation in lieu thereof. Grantee shall fully comply with the requirements of Section 157.39(B) of the City of Port St. Lucie Land Development Code, as amended from time to time.

Grantee shall also comply with the terms of Condition No. 15 of the Development Order for the Development of Regional Impact known as The Reserve as contained in The City of Port St Lucie Resolution 08-R79, recorded in Official Record Book 3018, Pages 619 - 660, Public Records of St. Lucie County, Florida, as amended from time to time, to the extent that any "Native Upland Habitat Preservation Areas" are located on the Property.

The Amended and Restated Covenants and Restrictions for Reserve Commerce Centre (the "Centre") (formerly G.O. Team Industrial Park) recorded in Official Records Book 530, Page 1166 (the "Declaration"), as amended and modified from time to time, which include, without limitation, restrictions, covenants, conditions, easements, lien rights, obligations to pay assessments and architectural restrictions, all of which are recorded in the Public Records of St. Lucie County, Florida, and are incorporated by reference in their entirety into this deed.

All conditions of the South Florida Water Management District ("SFWMD") Permit No. 56-00431-S (the "Permit") on file with the SFWMD, as amended from time to time. All of the owners of property located within the Centre shall comply with the conditions of the Permit and shall be jointly and severally responsible for operation and maintenance of the surface water management system.

The foregoing restrictive covenants shall be enforceable by Reserve Homes Ltd, L.P. , a Delaware limited partnership, its successors or assigns, by any remedies available at law or in equity and may only be modified by a writing in recordable form executed by Reserve Homes Ltd, L.P. or its successors or assigns.