

PREPARED BY AND RETURN TO:

Michael G. Candiotti, Esq.
GREENSPOON MARDER LLP
201 E. Pine Street, Suite 500
Orlando, FL 32801
Telephone: (407) 692-9113

WARRANTY DEED

THIS indenture is made and executed as of the 4th day of June 2025 by **5T WEALTH PARTNERS, LP**, a California limited partnership ("**Grantor**"), whose address is 2055 US HWY 1, Vero Beach, Florida 32960, to **WINDING RIVER CROSSTOWN, LLC**, a Florida limited liability company ("**Grantee**"), whose address is 2170 6th CT SE, Vero Beach, Florida 32962.

WITNESSETH: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the property described land, situate, lying and being in **ST. LUCIE COUNTY, FLORIDA**, as more particularly described on **Exhibit "A"** attached hereto.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining (collectively, the "**Property**").

TO HAVE AND TO HOLD, the same unto Grantee in fee simple forever.

SUBJECT TO real property taxes for the year of 2025, which became a lien on the land January 1st although not due or payable until November 1st of said year, and all matters of record without the intent to reimpose the same.

AND Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed effective as of the first date written above.

Signed, sealed and delivered in the presence of the following:

GRANTOR:

5T WEALTH PARTNERS, LP, a California Partnership

Witness #1:

Jana Carrington
Print Name: JANA CARRINGTON
Address: 2055 US HIGHWAY 1
VERO BEACH, FL 32962

By: KITE CAPITAL PARTNERS, LLC, a Florida limited liability company, its Liquidator

Witness #2:

Irina Zorc
Print Name: IRINA ZORC
Address: 2055 US HWY 1
VERO BEACH FL 32962

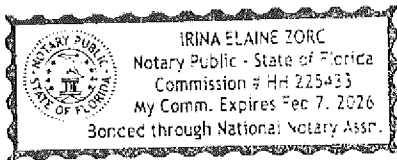
By: KELLY P. KITE, JR., LLC, a Florida limited liability company, its Manager

By: *Kelly P. Kite, Jr.*
Kelly P Kite, Jr., its Manager

STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of June, 2025 before me, **KELLY P. KITE, JR.**, as Manager of KELLY P. KITE, JR., LLC, a Florida limited liability company, as Manager of KITE CAPITAL PARTNERS, LLC, a Florida limited liability company, as Liquidator of **5T WEALTH PARTNERS, LP**, a California limited partnership, on behalf of said partnership who is to me personally known, or has produced _____ as identification.

(notary seal)



Irina Zorc
NOTARY PUBLIC
Printed Name: Irina Zorc
My Commission Expires: Feb 7, 2026

EXHIBIT "A"

Being a portion of OST-21 of the plat of TRADITION PLAT NO. 18, as recorded in Plat Book 44, Page 30, Public Records of St. Lucie County, Florida, and a parcel of land recorded in Official Records Book 2700, Page 109, all lying in Section 4, Township 37 South, Range 39 East being more particularly described as follows:

Commence at the Northeast corner of said Section 4; thence $S00^{\circ}35'12''W$, along the East line of said Section 4, a distance of 824.14 feet; thence $N89^{\circ}24'48''W$ a distance of 198.19 feet to the Northeast corner of said OST-21; thence $S00^{\circ}35'12''W$, along the East line of said OST-21, a distance of 165.51 feet to the POINT OF BEGINNING of the following described parcel;

Thence continue $S00^{\circ}35'12''W$ a distance of 259.50 feet; thence $S18^{\circ}21'56''E$ a distance of 32.12 feet to the intersection with a non-tangent curve concave to the southwest, having a radius of 45.00 feet, the chord of which bears $N53^{\circ}53'22''W$; thence northwesterly along the arc of said curve, a distance of 55.80 feet through a central angle of $71^{\circ}02'52''$; thence $N89^{\circ}24'48''W$ a distance of 63.77 feet to the beginning of a curve concave to the north having a radius of 455.00 feet; thence westerly along the arc of said curve a distance of 22.16 feet through a central angle of $02^{\circ}47'26''$ to the point of compound curvature with a curve concave to the north, having a radius of 100.00 feet; thence westerly along the arc of said curve, a distance 46.84 feet through a central angle of $26^{\circ}50'21''$; thence $N59^{\circ}47'01''W$ a distance of 3.56 feet to the beginning of a curve concave to the south having a radius of 100.00 feet; thence westerly along the arc of said curve a distance of 29.45 feet through a central angle of $16^{\circ}52'15''$ to the point of reverse curvature with a curve concave to the northeast, having a radius of 440.00 feet; thence northwesterly along the arc of said curve a distance of 153.54 feet, through a central angle of $19^{\circ}59'35''$; thence $N56^{\circ}39'41''W$ a distance of 634.75 feet to the beginning of a curve concave to the northeast having a radius of 440.00 feet; thence northwesterly along the arc of said curve, a distance of 229.87 feet through a central angle of $29^{\circ}55'59''$; thence $N26^{\circ}43'42''W$ a distance of 17.93 feet to the beginning of a curve concave to the east having a radius of 195.00 feet; thence northerly along the arc of said curve a distance of 46.08 feet through a central angle of $13^{\circ}32'19''$ to the point of reverse curvature with a curve concave to the west, having a radius of 40.00 feet; thence northerly along the arc of said curve a distance of 9.45 feet, through a central angle of $13^{\circ}32'19''$; thence $N26^{\circ}43'42''W$ a distance of 62.49 feet; thence $N63^{\circ}16'18''E$ a distance of 465.78 feet; thence $S71^{\circ}43'42''E$ a distance of 35.34 feet; thence $S26^{\circ}43'42''E$ a distance of 387.39 feet to the beginning of a curve concave to the northeast having a radius of 600.00 feet; thence southeasterly along the arc of said curve a distance of 574.83 feet through a central angle of $54^{\circ}53'31''$ to the POINT OF BEGINNING.

LESS AND EXCEPT that parcel of land described in that certain Special Warranty Deed recorded in Official records Book 2700, Page 109, of the Public Records of St. Lucie County, Florida.