

INSTRUMENT PREPARED BY

AND AFTER RECORDING RETURN TO:

BRUCE S. ROSENWATER & ASSOCIATES, P.A.

Bruce S. Rosenwater, Esq.

1601 Forum Place, Suite 602

West Palm Beach, Florida 33401

(561) 688-0991

THIS QUIT-CLAIM DEED IS GIVEN WITHOUT

THE BENEFIT OF TITLE SEARCH AND/OR REVIEW.

Tax ID #16-38-41-004-000-00190-60000

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 10th day of December, 2020, by Jerome Rich and Jodi Rich, husband and wife, whose post office address is 2552 Peters Road, Suite B, Fort Pierce, FL 34945, Grantor, to Rich Torino II, LLC, a Florida limited liability company, whose post office address is 2552 Peters Road, Suite B, Fort Pierce, FL 34945, "Grantee".

(Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

SEE SCHEDULE "A" ATTACHED HERETO

TO HAVE and to HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

(Signatures on following page.)

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:

[Signature]
 Witness Signature (as to both)
 Printed Name: Jaclyn Tuchman

[Signature]
 JEROME RICH

[Signature]
 Witness Signature (as to both)
 Printed Name: Jaclyn Tuchman

[Signature]
 JODI RICH

Witness: [Signature]
Harris Tuchman

STATE OF FLORIDA
 COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of December, 2020 by Jerome Rich and Jodi Rich, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

[Signature]
 Notary Public

My Commission Expires:

Print Name: _____

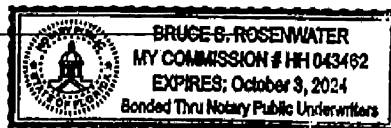


EXHIBIT "A"
LEGAL DESCRIPTION

A portion on TRACT "D" as shown on the Plat of PORT ST. LUCIE SECTION FORTY SEVEN, as recorded in Plat Book 16, at Page 40, of the Public Records of St. Lucie County, Florida and being more particularly described as follows:

BEGINNING at the Northeast corner of said TRACT "D", said point also being on the Westerly Right-of-Way line of EAST TORINO PARKWAY, as shown on the said Plat of PORT ST. LUCIE SECTION FORTY-SEVEN; thence North $87^{\circ}54'54''$ West, along the North line of said TRACT "D", for 225.00 feet; thence South $34^{\circ}52'49''$ West, along the Northwesterly line of said TRACT D" for 370.06 feet; thence South $39^{\circ}12'30''$ East for 92.55 feet; thence due East for 401.20 feet to a point on the Westerly Right-of-Way line of said EAST TORINO PARKWAY, said point also being a point on the arc of a circular curve to the right having a radial bearing of North $80^{\circ}40'26''$ East, a radius of 1850.00 feet and a central angle of $11^{\circ}24'40''$; thence Northerly, along the arc of said curve, and along the Westerly Right-of-Way line of said EAST TORINO PARKWAY, for 368.44 feet to the POINT OF BEGINNING.