

THIS INSTRUMENT PREPARED
BY AND RETURN TO:
Gregory R. Cohen, Esq.
Cohen, Norris, Wolmer, Ray, Telepman,
Berkowitz & Cohen
712 U.S. Highway One, Suite 400
North Palm Beach, FL 33480

WARRANTY DEED

THIS WARRANTY DEED, made March 14, 2024 by CLASSIC GROUP PROPERTIES, L.C., a Florida limited liability company whose post office address is 8300 Currency Dr., Riviera Beach, FL 33404 ("Grantor"), to, APOLLO 22, L.L.C., a New Jersey limited liability company whose post office address is 572 Market Street, Newark, NJ 07105 ("Grantee"):

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in St. Lucie County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Subject to taxes for the year 2024 and subsequent years;

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

AND, the Grantor hereby covenants with said Grantee that the Grantor was lawfully seized of said land in fee simple; that the Grantor had good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE TO WARRANTY DEED]

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

WITNESSES:

GRANTOR:

Print: Karen C Hodge
Address: 712 US Highway One
NPB FL 33408

CLASSIC GROUP PROPERTIES, L.C., a
Florida limited liability company

Print: Karen C Hodge
Address: 712 US Highway One
North Palm Beach, FL
33408

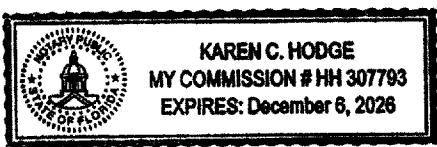
By: Sailesh Patel, Manager

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME, the undersigned Notary Public, duly authorized in the County and State aforesaid, appeared Sailesh Patel, as Manager of CLASSIC GROUP PROPERTIES, L.C., a Florida limited liability company, by means of X physical presence or online notarization, who is personally known by me, or who has produced FLA Driver License as identification, who in my presence executed the foregoing instrument and who took an oath.

Witness my hand and official seal in the County and State last aforesaid this 14 day of March 2024.

Karen C Hodge
Notary Signature



Printed Notary Signature

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 13 and 14, Block 7, PORT ST. LUCIE INDUSTRIAL PARK, UNIT ONE, according to the Plat thereof on file In the Office of the Clerk of the Circuit Court In and for St. Lucie County, Florida, recorded in Plat Book 16, page 27 (27-A through 27-F), said lands situate, lying and being In St. Lucie County, Florida.