

**Prepared by and Return To:**  
Monica Pritchard  
Fidelity National Title of Florida, Inc., Chelsea Title  
Division  
582 NW University Blvd, Suite 325  
Port St. Lucie, FL 34986

**Order No.:** 61-23-0243

For Documentary Stamp Tax purposes the  
consideration is \$300,000.00

**Doc Stamp:** \$2,100.00

---

APN/Parcel ID(s): 3420-635-0548-000/2  
3420-635-0547-000/5  
3420-635-0546-000/8

### WARRANTY DEED

THIS WARRANTY DEED dated May 16, 2023, by Margery Nadalin, an unmarried woman, individually and as trustee of the Nadalin Survivors Trust U/T/D January 5, 2001, hereinafter called the grantor, to Bayshore Commons LLC, a Florida limited liability company, whose post office address is 981 SW Biltmore St., Port Saint Lucie, FL 34983, 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 Saint Lucie, State of Florida, to wit:

Parcel 1:

Lot 5, Block 237, Port St. Lucie Section Twenty Eight, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 7, of the Public Records of St. Lucie County, Florida.

Parcel 2:

Lot 4, Block 237, Port St. Lucie Section Twenty Eight, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 7, of the Public Records of St. Lucie County, Florida.

Parcel 3:

Lot 3, Block 237, Port St. Lucie Section Twenty Eight, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 7, 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.

### WARRANTY DEED

(continued)

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, 2022.

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

Signed, Sealed and Delivered in the presence of:

C. Ellert  
Witness Signature

Courtney Ellert  
Print Name

Courtney Ellert  
Witness Signature

Courtney Ellert  
Print Name

Margery Nadalin, as individually and as trustee of the Nadalin Survivors Trust U/T/D January 5, 2001

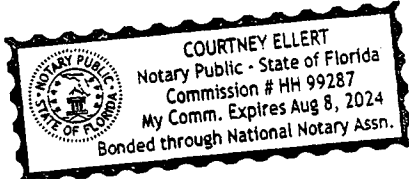
BY: Margery Nadalin  
Margery Nadalin  
Individually and as Trustee

Address:  
1930 SE Pitcher Rd  
PSL, FL 34952

State of Florida  
County of St. Lucie

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17th day of May, 2022, by Margery Nadalin, to me known to be the person(s) described in or who has/have produced FL Driver as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

C. Ellert  
NOTARY PUBLIC  
My Commission Expires: 8/8/2024



**Prepared by and Return To:**

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

**Order No.:** 61-23-0244

For Documentary Stamp Tax purposes the  
consideration is \$550,000.00

**Doc Stamp:** \$3,850.00

---

APN/Parcel ID(s): 3420-635-0555-000/4  
3420-635-0554-000/7  
3420-635-0553-000/0  
3420-635-0552-000/3  
3420-635-0549-000/9

**WARRANTY DEED**

THIS WARRANTY DEED dated 5/17/23, by Andrew Nadalin a single man and ACM Investments, LLC, a dissolved Florida Limited Liability Company, hereinafter called the grantor, to Bayshore Commons LLC, a Florida limited liability company, whose post office address is 981 SW Biltmore St, Port Saint Lucie, FL 34983, 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 Saint Lucie, State of Florida, to wit:

Parcel 1:

Lot 12, Block 237, Port St. Lucie Section Twenty Eight, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 7, of the Public Records of St. Lucie County, Florida.

Parcel 2:

Lot 11, Block 237, Port St. Lucie Section Twenty Eight, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 7, of the Public Records of St. Lucie County, Florida.

Parcel 3:

Lot 10, Block 237, Port St. Lucie Section Twenty Eight, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 7, of the Public Records of St. Lucie County, Florida.

Parcel 4:

**WARRANTY DEED**

(continued)

Lot 9, Block 237, Port St. Lucie Section Twenty Eight, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 7, of the Public Records of St. Lucie County, Florida.

Parcel 5:

Lot(s) 6, 7 and 8 Block 237, Port St. Lucie Section Twenty Eight, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 7, of the Public Records of St. Lucie County, Florida.

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

The property being conveyed/mortgaged hereby, is vacant land and, to the best of grantor's knowledge, has never been improved with a structure that could have been utilized as a residence and/or mobile home. The property is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

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, 2022.

### 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:

C. Ellert  
Witness Signature

Courtney Ellert  
Print Name

[Signature]  
Witness Signature

Carolina Torres  
Print Name

[Signature]  
Andrew Nadalin

ACM Investments, LLC, a dissolved Florida Limited Liability Company

BY: [Signature]  
Margery A Nadalin  
Manager

BY: [Signature]  
Andrew V Nadalin  
Manager

BY: [Signature]  
Charlene Nadalin  
Manager

Address:

State of Florida  
County of St. Lucie

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17th day of May 2013, by Andrew Nadalin, Margery Nadalin and Charlene Nadalin, to me known to be the person(s) described in or who has/have produced FL Driver's Lic as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

C. Ellert  
NOTARY PUBLIC  
My Commission Expires: 8/8/2024

