

Prepared By and Return To:
Groza Builders, Inc.
511 SW Port St. Lucie Blvd.
Port St. Lucie, FL 3453

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4727196 07/08/2020 03:37:23 PM
OR BOOK 4443 PAGE 1443 - 1443 Doc Type: DEED
RECORDING: \$10.00
Doc Tax: \$0.70

Property Appraiser's Parcel I.D. (folio) Number(s)
3420-660-3524-000/7

THIS WARRANTY DEED dated this 22 day of JUNE, 2020, Five Star Investment Company, LLC, a Florida Limited Liability Company, whose post office address is 511 SW Port St. Lucie Blvd., Port St. Lucie, Florida 34953, hereinafter called the grantor, to Groza Builders, Inc., a Florida Corporation, whose post office address is 511 SW Port St. Lucie Blvd., Port St. Lucie, Florida 34953, 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 corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of \$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 St. Lucie County, Florida, viz:

Lot 30, Block 2325, of Port St. Lucie Section Thirty Three, according to the Plat thereof, as Recorded in Plat Book 15, Pages 1, 1A through 1V, of the Public Records of St. Lucie County, Florida.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining. Subject to easements, restrictions, reservations and limitations of record, if any.

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, 2008.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its property officers duly authorized, the day and year first above written.

ATTEST: _____
Secretary

Signed, sealed and delivered in the presence of:

Briana Williams
Witness Signature

Briana Williams
Witness Print Name

Kelli Hoffman
Witness Signature

Kelli Hoffman
Witness Print Name

Five Star Investment Company, LLC

BY John A. Groza, M M
John A. Groza, Manager Member

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online

Prepared By and Return To:
Groza Builders, Inc.
511 SW Port St. Lucie Blvd.
Port St. Lucie, FL 3453

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4727197 07/08/2020 03:37:23 PM
OR BOOK 4443 PAGE 1444 - 1444 Doc Type: DEED
RECORDING: \$10.00
Doc Tax: \$0.70

Property Appraiser's Parcel I.D. (folio) Number(s)
3420-660-3524-000/7(split out)

THIS WARRANTY DEED dated this 22 day of June, 2020, Five Star Investment Company, LLC, a Florida Limited Liability Company, whose post office address is 511 SW Port St. Lucie Blvd., Port St. Lucie, Florida 34953, hereinafter called the grantor, to Groza Builders, Inc., a Florida Corporation, whose post office address is 511 SW Port St. Lucie Blvd., Port St. Lucie, Florida 34953, 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 corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of \$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 St. Lucie County, Florida, viz:

Lot 31, Block 2325, of Port St. Lucie Section Thirty Three, according to the Plat thereof, as Recorded in Plat Book 15, Pages 1, 1A through 1V, of the Public Records of St. Lucie County, Florida.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining. Subject to easements, restrictions, reservations and limitations of record, if any.

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, 2008.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its property officers duly authorized, the day and year first above written.

ATTEST: _____
Secretary

Signed, sealed and delivered in the presence of:

Briana Williams
Witness Signature

Five Star Investment Company, LLC

Briana Williams
Witness Print Name

BY John A. Groza, MM
John A. Groza, Manager Member

Kelli Hoffman
Witness Signature

Kelli Hoffman
Witness Print Name

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online