

Prepared by and return to:

Maria S. Leavy
St. John, Rossin & Burr, PLLC
1601 Forum Place
West Palm Beach, FL 33401
561-655-8994
File Number: 2629.80801
Will Call No.: 110

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Special Warranty Deed

This Special Warranty Deed made this 18 day of September, 2015 between **Beor Fund 1, LLC**, a Delaware limited liability company whose post office address is 1338 Foothill Drive, Suite 129, Salt Lake City, UT 84108, Grantor, and **Calvary Chapel Port Saint Lucie West, Inc.**, a Florida not-for-profit corporation whose post office address is 5555 NW St. James Drive, Fort Pierce, FL 34983, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida**, to-wit:

Parcel No. 3, PEACHTREE PLACE, according to the map or plat thereof as recorded in Plat Book 41, Page 11, Public Records of St. Lucie County, Florida

Parcel Identification Number: 3408-602-0004-000-7

Subject to taxes for 2015 and subsequent years, covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 specially warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantors, but not against the claims of any others.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

(SIGNATURES AND NOTARY ACKNOWLEDGEMENT FOLLOW ON PAGE 2)

Signed, sealed and delivered in our presence:

Beor Fund 1, LLC, a Delaware limited liability company

By: Narda, LLC, its Manager

By: Morzan, Inc., its Manager

Brian Wiksell
Witness Name: BRIAN WIKSELL

Thomas Bobowski
Thomas Bobowski, Authorized
Signatory for Morzan, Inc.

Tracey Bobowski
Witness Name: TRACEY BOBOWSKI

State of _____
County of _____

The foregoing instrument was acknowledged before me this ____ day of September, 2015 by Thomas Bobowski, Authorized Signatory for Morzan, Inc. He is personally known to me or has produced _____ as identification.

[Notary Seal]

See Attached

Notary Public

Printed Name: _____

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

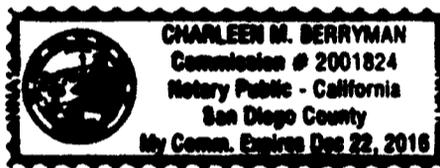
State of California
County of SAN DIEGO)

On SEPTEMBER 18, 2015 before me, CHARLEEN M. BERRYMAN, NOTARY
(insert name and title of the officer)

personally appeared THOMAS BOBOWSKI
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Charleen M. Berryman (Seal)

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