

This instrument prepared by
Roland A. Gallor, Esq.
Shutts & Bowen LLP
200 South Biscayne Blvd., Suite 4100
Miami, Florida 33131

And after recording return to:
Law Offices of Aaron Resnick, P.A.
100 Biscayne Blvd. Suite 1607
Miami, Florida 33132
Attn: Aaron Resnick, Esq.

Parcel Identification No: 3323-925-0003-000-2

The Space Above This Line For Recording Office Use Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made on the 7th day of September, 2021, by RYSARA CASHMERE, LLC, a Florida limited liability company ("Grantor"), to CASHMERE VENTURES LLC, a Florida limited liability company, whose address is 1000 5th Street, Suite 200 – 1312, Miami, Florida 33139 ("Grantee").

W I T N E S S E T H:

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell, to Grantee, Grantee's successors and assigns, as appropriate, forever, the following real property situate, lying, and being in St. Lucie County, Florida, and described in **Exhibit "A"** attached hereto and incorporated herein by reference.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining (collectively, the "Property").

THIS CONVEYANCE is subject to: (a) taxes for the year 2021 and subsequent years, which are not yet due and payable; (b) applicable zoning ordinances and governmental regulations; and (c) conditions, restrictions, covenants, limitations, and easements of record; however, this instrument shall not operate to reimpose any of same.


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

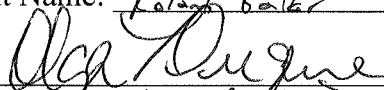
GRANTOR hereby covenants with said Grantee that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property, and hereby specially warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

[Signature and acknowledgement on the following page.]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

WITNESSES:

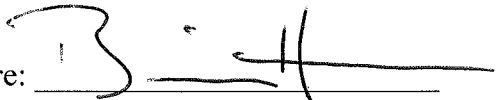


Print Name: Kalany Baker


Print Name: OLGA L. DUQUE

GRANTOR:

RYSARA CASHMERE, LLC, a Florida limited liability company


Signature: 

Print Name: Neil Bienstock
Title: Managing Member

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 2nd day of September, 2021, by Neil Bienstock, the Managing Member of RYSARA CASHMERE, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced a FL Drivers license as identification.

(NOTARY SEAL)



Notary public, State of Florida
Name: _____
My commission expires: _____
Serial No.: _____

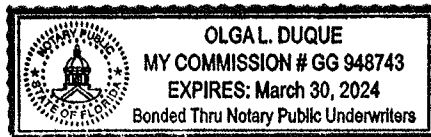


EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

All that certain lot or parcel of land situate in the County of St Lucie, State of Florida, and being more particularly described as follows:

Lot 4A, St, Lucie West plat no. 122, according to the map or plat thereof, as recorded in plat Book 38, Pages 19 and 19A-19B, of the public records of St Lucie County, Florida.