

Folio No.: 3323-500-0025-000-7

This instrument prepared by:
Anthony J. DiGiore, Esq.
DIGIORE LEGAL GROUP
1830 W. Broward Blvd, 2nd Floor
Fort Lauderdale, Florida 33312

WARRANTY DEED

THIS WARRANTY DEED made the 31st day of August, 2021 by PORT ST. LUCIE DESIGN CENTER, LLC, a Florida limited liability company, whose mailing address is 114 West Street, Wilmington, MA 01887 (the "Grantor"), to 460 PEACOCK BUSINESS CENTER LLC, a Florida limited liability company, whose mailing address is 1935 Commerce Lane, #5, Jupiter, FL 33458 (the "Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, its legal representatives, successors and assigns forever, the following described land:

Lot I-3, Block 3, Parcel 28, St. Lucie West, Plat Number 1, Prima Vista Boulevard, according to the plat thereof as recorded in Plat Book 26, Pages 8, 8A through 8G, inclusive, of the Public Records of St Lucie County, Florida.

SUBJECT TO: Real estate taxes for the year 2021 and subsequent years; Conditions, covenants, restrictions reservations, limitations and easements of record, reference to which shall not operate to re-impose same; and existing and applicable government building and zoning laws and other governmental regulations.

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

TO HAVE AND TO HOLD, the same unto Grantee, its, legal representatives, successors and assigns in fee simple forever.

AND the Grantor hereby covenants with the 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, 2020, restrictions and easements of record, if any, without intending to reimpose any of the same.

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

[signature page follows]

Signed, sealed and delivered
In our presence:

GRANTOR:

PORT ST. LUCIE DESIGN CETNER, LLC,
a Florida limited liability company

By: *CM*
Christopher M. Capozzoli, Managing Member

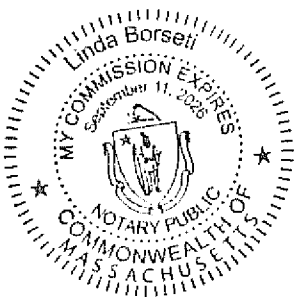
Witness #1: *Linda Borseti*
Print Name: Linda Borseti

Witness #2: *Matthew Capozzoli*
Print Name: Matthew Capozzoli

STATE OF MASSACHUSETTS

COUNTY OF MIDDLESEX

The foregoing instrument was acknowledged before me, by means of physical presence or _____
online notarization, this 3rd day of August, 2021, by CHRISTOPHER M. CAPOZZOLI, as Managing
Member of PORT ST. LUCIE DESIGN CENTER, LLC, a Florida limited liability company who is/are
personally known to me or () who produced _____ as identification.



Linda Borseti
Signature
Linda Borseti
Printed Name
NOTARY PUBLIC of Mass
My commission expires: 9/11/26