

**Prepared By:**

Edward W. Becht, Esquire  
Becht Anderson LLP  
321 South Second Street  
Fort Pierce, Florida 34950  
(as counsel to Grantor only)

**Return To:**

Edward W. Becht, Esquire  
Becht Anderson LLP  
321 South Second Street  
Fort Pierce, Florida 34950

Parcel I.D. No(s): 3420-650-0985-000-4

**GENERAL WARRANTY DEED**

Made this 19 day of March 2024 by **YANI ENTERPRISES LLC**, a Florida limited liability company whose post office address is c/o Edward W. Becht, Esquire, 321 South Second Street, Fort Pierce, FL 34950, hereinafter called the Grantor, to **GATLIN BLVD VENTURES LLC**, a Florida limited liability company, whose post office address is 2100 SE Ocean Blvd Ste 100, Stuart FL 34996, hereinafter called the Grantee.

(Whenever used herein the term "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 considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in St. Lucie County, Florida and described as:

See Exhibit "A" attached hereto and incorporated herein by reference (the "Property")

Said Property is not the homestead of Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

**Subject to reservations, restrictions covenants, and easements of record; provided, however that this reference shall not act to reimpose same.**

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.

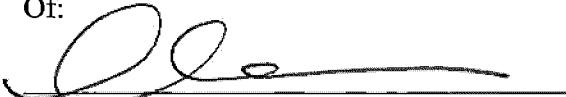
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; that the Grantor hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever; and that said Property is free from all encumbrances except those shown on Exhibit "B" attached hereto and incorporated herein by reference.

*[SIGNATURES APPEAR ON FOLLOWING PAGE]*

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

**GRANTOR:**


Signed, sealed and delivered in the presence  
Of:

  
Witness Signature (as to Grantor)

LUIZA ALVES

Printed Name

1800 SE Port St Lucie Blvd, Port St Lucie FL 34952

  
Witness Signature (as to Grantor)

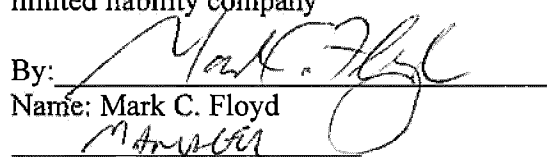
Kelli Ann

Printed Name

1800 SE Port St Lucie Blvd, Port St Lucie, FL 34952

**YANI ENTERPRISES LLC**, a Florida  
limited liability company

By:

  
Name: Mark C. Floyd

Manager  
Title: Manager

STATE OF FLORIDA  
COUNTY OF SAINT LUCIE \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization this 14 day of March, 2024, by Mark C. Floyd, as Manager of **YANI  
ENTERPRISES LLC**, a Florida limited liability company, who is personally known to me, or  
who has produced Driver's Lic as identification and who did not take an oath.

(Notarial Seal)



LUIZA ALVES  
Commission # GG 970444  
Expires March 17, 2024  
Bonded Thru Budget Notary Services



Notary Public

Print Name:

LUIZA ALVES

My Commission Expires: 3-17-24

Commission Number: \_\_\_\_\_

**EXHIBIT "A"**

**Legal Description**

**LOTS 25, 26, AND 27, BLOCK 1704, PORT ST. LUCIE SECTION THIRTY-ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE(S) 22, 22A TO 22G, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.**

The Property is being conveyed subject to a Deed Restriction that, so long as a SUBWAY is operating within a mile radius of the Property, the Property shall not be used for the purposes of operations on the Property of a SUBWAY, Jimmy John's, Jersey Mike's, Firehouse Subs, Schlotzky's, McAlister's, and/or Blimpies.

The term of this Restriction shall be 10 years from the date of the recording of the Deed containing this Restriction.

**SCHEDULE B,  
Permitted Exceptions**

1. General or special taxes and assessments required to be paid in the year 2024 and subsequent years.
2. Dedications, reservations, and easements as shown on the Plat of Port St. Lucie Section Thirty-One, as recorded in Plat Book 14, Pages 22, Public Records of St. Lucie County, Florida.
3. Easements as described in Declaration of Restrictions recorded in Official Records Book 165, Page 2155, Public Records of St. Lucie County, Florida.
4. Assignment Agreement between General Development Corporation and Florida Power and Light Company, as recorded in Official Records Book 473, Page 1177, Public Records of St. Lucie County, Florida.
5. Assignment and Assumption Agreement recorded in Official Records Book 1141, Page 2395, Public Records of St. Lucie County, Florida.
6. Resolution No. 98-R49 recorded in Official Records Book 1157, Page 2701, Public Records of St. Lucie County, Florida.
7. Reservations contained in Quit Claim Deed recorded in Official Records Book 726, Page 1395, and Official Records Book 1191, Page 2135, Public Records of St. Lucie County, Florida. (Lot 27 only)
8. Subject to Declaration of Unity of Title recorded in Official Records Book 4108, Page 2070, Public Records of St. Lucie County, Florida.
9. Declaration of Cross Access and Utility Easements recorded in Official Records Book 4186, Page 60, as amended by First Amendment recorded in Official Records Book 4592, Page 1482, Public Records of St. Lucie County, Florida.
10. Cross Access Easement recorded in Official Records Book 4574, Page 1291, Public Records of St. Lucie County, Florida.
11. Revocable Encroachment Permit recorded in Official Records Book 5006, Page 1682, Public Records of St. Lucie County, Florida.
12. Utility Service Agreement recorded in Official Records Book 5032, Page 1559, Public Records of St. Lucie County, Florida.
13. Recorded Notice of Environmental Resource Permit recorded in Official Records Book 5033, Page 906, Public Records of St. Lucie County, Florida.
14. Riparian and littoral rights are neither guaranteed nor insured.