

After Recording Return to:
DAVID PEARL, Esquire
Buchanan Ingersoll & Rooney PC
401 East Las Olas Blvd., Suite 2250
Fort Lauderdale, FL 33301

This Instrument Prepared by:
Adam S. Zipper Esq.
Strock & Cohen, Zipper Law Group, P.A.
2900 Glades Circle
Suite 750
Weston, FL 33327
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
4430-700-0003-000-3, 4430-700-0002-000-6, and 4430-700-0001-000-9
File No.: 23051928

WARRANTY DEED

This Warranty Deed, Made the 25 day of September, 2024, by **A M DEVELOPMENTS LLC, a Florida Limited Liability Company**, having its place of business at **30924 Bay Shore Dr, Big Pine Key, FL 33043**, hereinafter called the "Grantor", to **BECKER ROAD REAL ESTATE PARTNERS, LLC, a Florida limited liability company**, whose post office address is: **2990 PONCE DE LEON BLVD., SUITE 500, CORAL GABLES, FL 33134**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Two Million Two Hundred Fifty Thousand Dollars and No Cents (\$2,250,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Saint Lucie** County, Florida, to wit:

Lots 1, 2 and 3, **BECKER COMMONS**, according to the Plat thereof, as recorded in Plat Book 62, Page 1, of the Public Records of St. Lucie County, Florida.

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 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, 2023, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of Limited Liability Company)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Wendy Lois Nelson
 Printed Name: Wendy Lois Nelson
 Address: 586 Blue Ridge Dr.
Blue Ridge, VA 24064

A M DEVELOPMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY

MICHAEL N. REINSTEIN

MICHAEL N. REINSTEIN, Manager/Member

Witness Signature: Mildred V. Wilcox
 Printed Name: Mildred Wilcox
 Address: 5303 Poppy Drive Jacksonville, FL 32205

AVA V. REINSTEIN

AVA V. REINSTEIN, Authorized Member

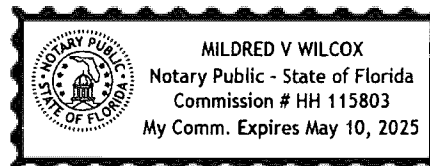
State of Florida
 County of Duval

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 25 day of September, 2024 by MICHAEL N. REINSTEIN as Manager/Member and AVA V. REINSTEIN as Authorized Member as Manager/Member and AVA V. REINSTEIN as Authorized Member of A M DEVELOPMENTS LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company. They are ☐ Personally Known OR ☒ Produced Driver License as Identification.

Mildred V. Wilcox
 Notary Public Signature
 Printed Name: Mildred V Wilcox

My Commission Expires: 5/10/2025
 (SEAL)

☒ Online Notary (Check Box if acknowledgment done by Online Notarization)



Completed via Remote Online Notarization using 2 way Audio/Video technology.