

Prepared By and Return To:

Law Office of Richard T. Donato
10000 Stirling Road, Suite 7
Cooper City, FL 33024

Order No.: RTD21-09-03

Property Appraiser's Parcel I.D. (folio) Number:
4316-504-0003-000-0

WARRANTY DEED

THIS WARRANTY DEED dated November 10, 2021, by Baron Shoppes Tradition LLC, a Florida limited liability company, existing under the laws of FL, and having its principal place of business at 49 SW Flagler Ave., Suite 301, Stuart, Florida 34994 (the "Grantor"), to PCW Holdings, LLC, a Florida limited liability company, whose post office address is 10650 South US Highway 1, Port Saint Lucie, Florida, 34952 (the "Grantee").

(Wherever used herein the terms "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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Saint Lucie, State of Florida, viz:

Parcel 3, Southern Grove Plat No. 28 (Corrective Plat), according to the map or plat thereof as recorded in Plat Book 93, Page 22, Public Records of Saint Lucie County, Florida.

AKA 10870, 10880 and 10890 SW Tradition Parkway, Port Saint Lucie, FL 34987

Subject to easements, restrictions, 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 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: 12/31/2021.

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

Signed, sealed and delivered in presence of:

Witness Signature

Printed Name of First Witness

Witness Signature

Printed Name of Second Witness

Baron Shoppes Tradition LLC,
a Florida limited liability company

BY:

Jeremiah Baron
Manager

Grantor Address:

49 SW Flagler Ave., Suite 301
Stuart, FL 34994

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing instrument acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization this 10 day of November, 2021, by Jeremiah Baron as Manager of Baron Shoppes Tradition LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who have produced DRIVER'S LICENSE (type of identification) as identification.

Notary Public

Printed Name:

Commission #

My Commission Expires:

8/13/22

