

**Prepared By and Return To:**

Diane Ally  
Ally Parker Brown Title Insurance Agency  
2691 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34953

**Property Appraiser's Parcel I.D. (folio) Number(s)**

3420-665-0786-000/5

File No. APB20180442

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## WARRANTY DEED

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THIS WARRANTY DEED dated this 19<sup>th</sup> day of September, 2018, by Florida Recreation & Investment Properties, LLC, a Limited Liability Company a/k/a Florida Recreation & Investment Properties, LLC, a Florida Limited Liability Company, and having its principal place of business at 2278 Olympic Club Terrace, Palm City, FL 34990, hereinafter called the grantor, to St Lucie Doctors LLC, a Florida Limited Liability Company, whose post office address is 1453 SW Laredo Street, Palm City, FL 34990, hereinafter called 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 corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of \$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 the certain land situated in St. Lucie County, Florida, viz:

Lots 1, 2, 3, 22, 23 and 24, Block 2358, PORT ST. LUCIE SECTION THIRTY FOUR, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 9, 9A through 9W, of the Public Records of St. Lucie County, Florida, LESS AND EXCEPT that portion of Lot 24, as set forth in Warranty Deed to City of Port St. Lucie, a Florida municipal corporation, recorded in Official Records Book 3157, Page 70, being more particularly described as follows:

Commence at the intersection of the North right-of-way of Becker Road and the Southwest corner of Lot 24, Block 2358 as shown on the Plat of Port St. Lucie Section Thirty Four, recorded in Plat Book 15, Page 9, Public Records of St. Lucie County, Florida; thence North 89°58'11" East as a basis of bearings along said North right-of-way, a distance of 100 feet to a point of curvature with a curve concave to the Northwest and having a radius of 25.00 feet; said point being the Point of Beginning; thence Northeasterly along the arc of said curve, through a central angle of 89°58'11" an arc distance of 39.26 feet to a cusp, being on the West right-of-way of Darwin Boulevard; thence South 44°59'05" West, a distance of 35.35 feet to the Point of Beginning.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in any wise 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 for the year 2018 and all subsequent years.

WARRANTY DEED  
(Continued)

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

Signed, sealed and delivered in the presence of:

*[Signature]*  
\_\_\_\_\_  
Witness Signature  
**Diane L. Ally**

Florida Recreation & Investment Properties, LLC,  
A Limited Liability \*a/k/a Florida Recreation &  
Investment Properties, LLC, A Florida Limited  
Liability Company \*Company

\_\_\_\_\_  
Witness Print Name  
*[Signature]*  
\_\_\_\_\_  
Witness Signature  
**Melissa Pearce Franz**

*[Signature]*  
\_\_\_\_\_  
Alfred R. Wetzel-Manager

\_\_\_\_\_  
Witness Print Name

*[Signature]*  
\_\_\_\_\_  
Shirley Cherveney-Manager

State of Florida

County of St. Lucie

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of September, 2018, by Alfred R. Wetzel and Shirley Cherveney who are personally known to me.

*[Signature]*  
\_\_\_\_\_  
Notary Signature  
**Diane L. Ally**  
\_\_\_\_\_  
Notary Print Name

(NOTARY SEAL OR STATEMENT)  
My Commission Expires:



**FOR FILE**