

Prepared by and Return to:
Veronika Swords, an employee of
First International Title, Inc.
107 North 2nd Street
Fort Pierce, FL 34950

File No.: 47306-41

WARRANTY DEED

This indenture made on June 18, 2014, by **Q12, LLC, a Florida limited liability company** whose address is: 1903 Bay Rd. # 206, Vero Beach, FL 32963 hereinafter called the "grantor",
to **Chrisjazz Inc, a Florida corporation** whose address is: P.O. Box 9154 Port St. Lucie, FL 34985 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, 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**, to-wit:

Parcel 1:

Lot 3, Block 700, PORT ST. LUCIE SECTION EIGHTEEN, according to the Plat thereof, recorded in Plat Book 13, Page(s) 17, 17A to 17K of the Public Records of St. Lucie County, Florida.

Tax ID#: 3420-585-1080-000/8

and

Parcel 2:

Lot 4, Block 700, PORT ST. LUCIE SECTION EIGHTEEN, according to the Plat thereof, recorded in Plat Book 13, Page(s) 17, 17A to 17K of the Public Records of St. Lucie County, Florida.

Tax ID#: 3420-585-1081-000/5

and

Parcel 3:

Lot 5, Block 700, PORT ST. LUCIE SECTION EIGHTEEN, according to the Plat thereof, recorded in Plat Book 13, Page(s) 17, 17A to 17K of the Public Records of St. Lucie County, Florida.

Tax ID#: 3420-585-1082-000/2

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2013.

