

**Prepared by and return to**

Adam R. Seligman, Esq.  
Ward Damon PL  
4420 Beacon Circle  
West Palm Beach, FL 33407  
Consideration: **2,000,000.00**  
File Number: 9511.00041  
PCN:4315-609-0004-000/6

**WARRANTY DEED**

**THIS WARRANTY DEED**, made as of this **21<sup>st</sup> day of November 2019**, by and between **Visiting Nurse Association of Florida, Inc.**, a Florida not-for-profit Company with an address of 2400 SE Monterey Road, Suite 300, Stuart, FL 34996 *hereinafter called the Grantor*, to **Baron Shoppes Tradition LLC**, a Florida limited liability company, with an address of 49 SW Flagler Avenue, Suite 301, Stuart, FL 34994 *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 corporations)*

**WITNESSETH:** that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said Grantee, and Grantee's heirs and assigns forever, the following described land situate, lying and being in St. Lucie County, Florida:

**Lot 3, Southern Grove Plat No. 18, according to the Map or Plat thereof, as recorded in Plat Book 73, Pages 25 through 28, of the Public Records of St. Lucie County, Florida.**

**Subject to taxes for 2020 and subsequent years, governmental and zoning matters, covenants, conditions, restrictions, public utilities, easements, reservations and limitations of record, if any, none of which are meant to be reimposed hereby.**

**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, and the Grantor hereby 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, 2019**.