

Prepared By and Return To:
Florida Universal Title, LLC
6609 Willow Park Drive, 2nd Floor
Naples, FL 34109

Order No.: FLUT-21-274

Consideration: \$870,000.00
Property Appraiser's Parcel I.D. (folio) Number:
3301-702-0022-000-8

WARRANTY DEED

THIS WARRANTY DEED dated January 13th, 2022, by Lindstrom Properties One, LLC, a Florida Limited Liability Company, existing under the laws of Florida, and whose address is 3581 W McNab Road, Pompano Beach, FL 33069 (the "Grantor"), to Storage Cap Port St Lucie, L.P., a Nevada Limited Partnership, whose address is 330 E. Crown Point Road, Winter Garden, FL 34787 (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:

Lot 50, L.T.C. Ranch P.U.D. No. 2, according to the Plat thereof, recorded in Plat Book 48, Page(s) 2, of the Public Records of Saint Lucie County, Florida.

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: December 31, 2021.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

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:

[Signature]
Witness Signature

JOSEPH CANOSA
Printed Name of First Witness

[Signature]
Witness Signature

Tammy Ziesak
Printed Name of Second Witness

Lindstrom Properties One, LLC, a Florida Limited Liability Company

BY: [Signature]
Jeffrey C. Lindstrom
Authorized Member, Manager

BY: [Signature]
Douglas S. Lindstrom
Authorized Member, Manager

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization this 13th day of January, 2022 by Jeffrey C. Lindstrom, as Authorized Member, Manager of Lindstrom Properties One, LLC, a Florida Limited Liability Company and Douglas S. Lindstrom, as Authorized Member, Manager of Lindstrom Properties One, LLC, a Florida Limited Liability Company, who [] is personally known or who [] has produced _____ as identification.

[Signature]
Notary Public

Printed Name: Tammy Ziesak

Commission # 228720

My Commission Expires: 8-25-22

