

This Instrument Prepared by:
Joel S. Piotrkowski, Esquire
Green & Piotrkowski, PLLC
317 – 71st Street
Miami Beach, FL 33141
Parcel Identification Number: 3408-703-0003-000-0

WARRANTY DEED

THIS INDENTURE, made this 1st day of September, 2023, between St. Andrews Park Commercial, LLC, a Florida Limited Liability Company, having an address at 1400 East Oakland Park Boulevard, Suite 103, Fort Lauderdale, FL 33334 (hereinafter called the "Grantor"), and Calvary Port St. Lucie Ministries, Inc., a Florida Not-For-Profit Corporation, having an address at 5555 N.W. Saint James Drive, Port St. Lucie, FL 34983 (hereinafter called the "Grantee").

(Whenever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to wit:

PARCEL "C", ST. ANDREWS PARK COMMERCIAL, A REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGES 9 THROUGH 13, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO:

1. Taxes and assessments for the year 2023 and subsequent years.
2. Plat of ST. ANDREWS PARK COMMERCIAL, A REPLAT, as recorded in Plat Book 59, Pages 9 through 13, of the Public Records of St. Lucie County, Florida.
3. Declaration Of Covenants And Restrictions For St. Andrews Park, recorded on October 3, 2002 in Official Records Book 1590, at Page 1227, of the Public Records of St. Lucie County, Florida, as amended.
4. Declaration Of Covenants And Restrictions For St. Andrews Park, recorded on June 16, 2008 in Official Records Book 2984, at Page 2443, of the Public Records of St. Lucie County, Florida, as amended.

5. Declaration Of Covenants And Restrictions For St. Andrews Park, recorded on December 5, 2008 in Official Records Book 3039, at Page 2080, of the Public Records of St. Lucie County, Florida, as amended.
6. Memorandum Of Lease, recorded on December 5, 2008 in Official Records Book 3039, at Page 2091, of the Public Records of St. Lucie County, Florida, as amended.
7. St. Andrews Park, Phase II – Planned Unit Development (PUD) Amendment #1, A Master Planned Community dated April 13, 2022 (Port St. Lucie Planning and Zoning Department, Project No.: P21-175).
8. Existing zoning, restrictions, prohibitions and other similar requirements imposed by governmental authority.
9. Restrictions, agreements, reservations, dedications, easements, and limitations, and all other matters of record, but this provision shall not operate to reimpose the same.

TOGETHER with all the tenements, hereditaments and appurtenances thereof belonging or in otherwise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby covenant with 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 the land; that the Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022, and as otherwise set forth in this Warranty Deed.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

(See Separate Signature Page)

Signed, Sealed and Delivered
in the presence of:

ST. ANDREWS PARK COMMERCIAL, LLC, a
Florida Limited Liability Company

L. Tedesco
Print Name: LISA Tedesco
Address: 710 NE. 7th Street
Boynton Beach, FL 33435

By: M. Markofsky
Matthew Markofsky, Manager

Matthew Markofsky
Print Name: Matthew Markofsky
Address: 1400 East Oakland Park Boulevard, Suite 103
Fort Lauderdale, FL 33334

STATE OF FLORIDA)
 :SS.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me, by means of ☒ physical presence
or [] online notarization, this 11th day of September, 2023, by Matthew Markofsky, Manager
of St. Andrews Park Commercial, LLC, a Florida Limited Liability Company, who is personally
known to me or who has produced _____, as identification and who did take an oath.



L. Tedesco
Notary Public