

This Instrument Prepared by and Return To:
Evan D. Seif, Esq.
Breier and Seif, PLLC
18851 NE 29th Avenue, Suite 405
Aventura, FL 33180

Property Appraisers Parcel
Identification (Folio) Number: 3420-555-0744-000/1

WARRANTY DEED

THIS INDENTURE, Made this 3rd day of November, A.D. 2022, **BETWEEN** SAGEVIEW PARTNERS, LLC, a Florida limited liability company, of the County of Miami-Dade, in the State of Florida, party of the first part, whose post office address is P.O. Box 610074, North Miami, FL 33261, and GRECO PARK 18 LLC, a Florida limited liability company, of the County of Broward, in the State of Florida, whose post office address is 800 SE 4th Avenue, Suite 804, Hallandale Beach, FL 33009, party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its successors and assigns forever, the following described land, situate, and being in the County of St. Lucie, State of Florida, to-wit:

Lots 1, 2, 3, 4, 5, 12, 13, 14, 15, and 16, Block 1282, PORT ST. LUCIE SECTION TWELVE, according to the Plat thereof, as recorded in Plat Book 12, Page(s) 55, 55A to 55G of the Public Records of St. Lucie County, Florida.

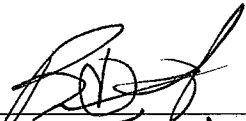
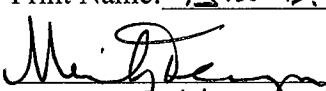
Subject to conditions, restrictions, limitations, reservations, and easements of record, if any, but any such interests that have been terminated are not hereby reimposed and subject to applicable zoning ordinances, taxes, and assessments for the year 2022 and subsequent years.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

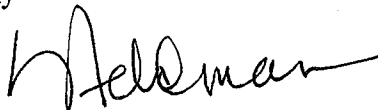
IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, sealed, and delivered in the presence of:

WITNESSES:


Print Name: Evan D. Seif

Print Name: Mindy Terryn

Sageview Partners, LLC, a Florida limited liability company

By: 
Sharon Feldman, Manager

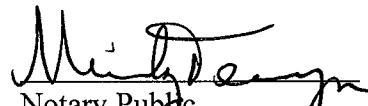
STATE OF FLORIDA)
COUNTY OF Miami-Dade)

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, by means of ☒ physical presence or () online notarization, personally appeared Sharon Feldman, the Manager of Sageview Partners, LLC, a Florida limited liability company, and who acknowledged before me that she executed the same and ☒ who is personally known to me or () who has produced _____ as identification and that an oath (was) (was not) taken.

Witness my hand and official seal in the County and State last aforesaid this 3rd day of November, 2022.

My commission expires:




Notary Public
Mindy Terryn
Printed Name of Notary