

WARRANTY DEED

Prepared by/Record & Return to:

Mark S. Grand, Esq.
Grand & Grand, P.A.
4010 Sheridan Street
Hollywood, FL 33021

Property Appraisers Folio Nos. 3420-540-1623-000-8; 3420-540-1624-000-5;
3420-540-1625-000-2

THIS WARRANTY DEED, made this 16th day of December, 2021, by FLORIDA PROPERTIES WEST COAST, L.L.C., a Florida limited liability company, hereinafter called the Grantor, whose post-office address is 4593 SW 29th Place, Davie, FL 33330, to FLORIDA PROPERTIES GROUP, INC., a Florida corporation, hereinafter called the Grantee, whose post-office address is 4593 SW 29th Place, Davie, FL 33330.

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

WITNESSETH: That the said Grantor, for and in consideration of the sum of \$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, situated in St. Lucie County, Florida, viz:

Lots 5, 6 & 7, Block 1139, PORT ST. LUCIE SECTION NINE, St. Lucie County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to zoning ordinances, conditions, restrictions, limitations and easements of record, which reference shall not operate to reimpose same.

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.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

(Witness signature)

Print name of Witness:

Mark S. Grand

Mark S. Grand

FLORIDA PROPERTIES WEST
COAST, L.L.C.

By:

(L.S.)

David Macci

David Macci, Manager

(Witness signature)

Print name of Witness:

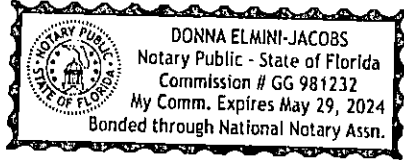
Donna Elmini-Jacobs

Donna Elmini-Jacobs

STATE OF FLORIDA)

COUNTY OF Broward) ss.:

The foregoing instrument was acknowledged before me by means of physical
presence, or online notarization, this 16 day of December, 2021, by
David S. Macci, AS MANAGER OF FLORIDA PROPERTIES WEST COAST,
L.L.C.



Notary Sign Name

Print Name:

Donna Elmini-Jacobs
Donna Elmini-Jacobs

Personally known: _____

OR Produced Identification

Type of Identification Produced VE S.I.C.

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(Witness signature)

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Mark S. Grand

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David Macci

David Macci, Manager

(Witness signature)

Print name of Witness:

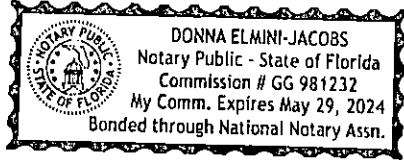
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Notary Sign Name

Print Name:

Donna Elmini-Jacobs
Donna Elmini-Jacobs

Personally known: _____

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David Macci, Manager

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Print name of Witness:

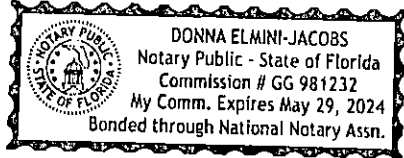
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