

Prepared by and return to:

Fox McCluskey Bush Robison, PLLC
Attn: Tyson Waters, Esq.
3461 SE Willoughby Blvd
Stuart, FL 34994
(772) 287-4444
File Number: WI178S07

[Space Above This Line For Recording Data]

Warranty Deed

This Indenture is made this 4th day of May, 2023 between **Monroe Street Properties, LLC**, a Florida limited liability company, whose post office address is 1540 NE Dixie Highway, Jensen Beach, Florida 34957 ("Grantor"), and **Coast to Coast Investment Properties, LLC**, a Florida limited liability company, whose post office address is 1540 NE Dixie Highway, Jensen Beach, Florida 34957 ("Grantee"):

(Whenever 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, trusts and trustees)

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 acknowledges, grants, bargains, conveys, and sells to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **St. Lucie County, Florida**, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Parcel Identification Number: 3417-501-0006-000-9

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, 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, 2022**.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Tyson Waters
 Witness #1
 Printed Name: TYSON WATERS

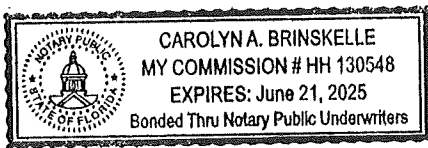
MONROE STREET PROPERTIES, LLC, a Florida
 limited liability company

Donald L. Wilson
 By: Donald L. Wilson
 Its: Manager

Carolyn A. Brinskelle
 Witness #2
 Printed Name: CAROLYN A. Brinskelle

STATE OF FLORIDA
 COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
 notarization, this 4th day of May, 2023 by Donald L. Wilson, as Manager of Monroe
 Street Properties, LLC, a Florida limited liability company, on behalf of said entity, who ☐ is personally
 known or ☒ has produced a driver's license as identification.



Carolyn A. Brinskelle
 Notary Public
 Print Name: Carolyn A. Brinskelle
 My Commission Expires: 6-21-25

**THIS DEED IS A CONVEYANCE OF UNENCUMBERED PROPERTY FOR NO
 CONSIDERATION BETWEEN ENTITIES HAVING THE SAME SOLE MEMBER,
 WITH NO CHANGE IN BENEFICIAL OWNERSHIP, AND IS NOT SUBJECT TO
 FLORIDA DOCUMENTARY STAMP TAX PURSUANT TO SECTION 12B-4.014,
 FLORIDA ADMINISTRATIVE CODE.**

Exhibit "A"
Legal Description

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 40 EAST OF ST. LUCIE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF ST. JAMES DRIVE AS DESCRIBED IN OFFICIAL RECORDS BOOK 255 AT PAGE 2017 WITH THE NORTHERNLY RIGHT OF WAY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 198, AT PAGE 1040 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA; THENCE N00°19'13"W ALONG SAID WEST RIGHT OF WAY LINE FOR 100.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S89°43'31"W, A DISTANCE OF 213.92 FEET; THENCE N00°16'29"W, A DISTANCE OF 483.23 FEET; THENCE N89°44'45"E, A DISTANCE OF 188.54 FEET TO AN INTERSECTION WITH THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 795 AT PAGE 1648 OF THE SAID LANDS FOR THE FOLLOWING TWO (2) COURSES: (1) THENCE S00°19'11"E, A DISTANCE OF 90.48 FEET TO A POINT OF CURVATURE WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1,575.00 FEET AND A CENTRAL ANGLE OF 10°13'20"; (2) THENCE SOUTHERNLY ALONG THE ARC OF SAID CURVE FOR 281.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF ST. JAMES DRIVE AS DESSCRIBED IN OFFICIAL RECORDS BOOK 255 AT PAGE 2017; THENCE S00°19'13"E, A DISTANCE OF 113.20 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS

TRACT D, PINE TRACE P.U.D., ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 5, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.