

RECEIPT



Joseph E. Smith
Clerk of the Circuit Court
St. Lucie County

1529200

Clerk of the Circuit Court
St. Lucie County
201 South Indian River Drive
Fort Pierce, FL 34950
(772) 462-6900

Transaction #: **1529200**
Receipt #: **1381424**
Cashier Date: **11/22/2017 9:59:52AM**
Print Date: **11/22/2017 9:59:54AM**

www.stlucieclerk.com

CUSTOMER INFORMATION

TRANSACTION INFORMATION

PAYMENT SUMMARY

CROWNMAN FL LLC

Date Received: **11/22/2017 9:56:46AM**
Location: **North County**
Return Code: **Mail**
Trans Type: **Recording**
Reference:
Cashier: **FREEMANC**

Total Fees: **\$54.34**
Total Payments: **\$54.34**
Balance Due: **\$0.00**
Cash Tendered:
Change: **\$0.00**

Payment

CREDIT CARD

\$54.34

IPASS Convenience Fee

1.84

CUSTOMER SIGNATURE: _____

Official Record

UNITY TITLE

BK/PG: 4066/2908 DOC #: 4372810 Date: 11/22/2017 9:59:52AM
FROM: CROWNMAN FL LLC TO:

Indexing @ 1st 4 Names Free, Addt'l=\$1 ea.

0.00

Recording @ 1st=\$10 Addt'l=\$8.50 ea.

52.50

UNITY OF TITLE

BY THESE PRESENTS, Crownlean FL LLC

_____ hereinafter referred to as "Owner(s)", for other good and valuable considerations, hereby agrees to restrict the use of lands more particularly described in **Exhibit "A"** attached hereto in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the City Commission for the City of Fort Pierce, Florida.
3. The undersigned further agrees that this instrument shall be recorded in the Public Records of St. Lucie County.

Signed, sealed, executed and acknowledged on the 19th day of November, 2017, in St. Lucie County, Florida.

WITNESSES:

[Signature]
Signature:

Kris Einstein
Name Printed

[Signature]
Signature:

Jason Einstein
Name Printed

OWNER(S):

By: [Signature]
Signature

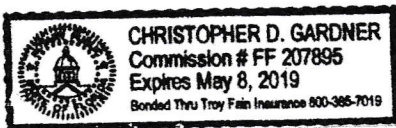
WALTER BRETT
Name Printed 10380 SW Village Center Dr. #310

Address: PORT ST LUCIE
By: [Signature] FL 34987
Signature

Cheryl Brett
Name Printed
Address: 10380 SW Village Center Dr
#310
Port St Lucie, FL 34987

STATE OF COUNTY OF FLORIDA
COUNTY OF S + Lucie

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 19 day of November, 2017, by Walter & Cheryl Brett. He or she () is personally known to me or has produced Driver License as identification.



NOTARY PUBLIC

[Signature]
Signature Christopher Gardner

Name Printed
My Commission Expires:

Exhibit "A" is the legal description of all properties to be included in this UoT

S Indian River

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: S INDIAN RIVER DR
Map ID: 24/10S

Parcel ID: 2410-809-0005-000-3
Zoning: CI

Account #: 23902
Use Type: 1000

Sec/Town/Range: 10/35S/40E
Jurisdiction: Fort Pierce

Ownership

CROWNMAN FL LLC
10380 SW Village Center DR # 310
Port St Lucie, FL 34987-1931

Legal Description

LOWRY'S S/D BLK E A STRIP OF LAND IN SW COR OF LOT 4 AS DESC IN DBK 164-329 (MAP 24/10H) (OR 3943-2583)

Current Values

Just/Market: \$900 Assessed:
Exemptions: \$0 Taxable:

\$900
\$900

Year	Just/Market
2017	\$900
2016	\$900
2015	\$900

Historical Values 3-year

Assessed	Exemptions	Taxable
\$900	\$0	\$900
\$900	\$0	\$900
\$900	\$0	\$900

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-14-2016	3943 / 2583	0205	WD	Kraaz and Kraaz Finance LLC	\$800,000
09-04-2014	3669 / 0906	0205	WD	Weaver, Steven M	\$320,000
07-19-2013	3546 / 2272	0205	WD	MMG Holdings LLC,	\$200,000

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

Exterior Data

Roof Structure:
Grade:
No. Units: 0

Building Type:
Effective Year: 2014
Secondary Wall:

Interior Data

Electric:
Heat Type:
Heat Fuel:

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:

View:
Year Built: N/A
Primary Wall:

Roof Cover:
Frame:
Story Height:

Bedrooms: 0
Full Baths: 0
Half Baths: 0

A/C %: 0%
Heated %: N/A%
Sprinkled %: 0%



Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0
Land Size (SF):	84
Total Building Count:	1

or
unavailable

Special Features and Yard Items

Type	Qty	Units	Year Blt
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This information is believed to be correct at this time but it is subject to change and is not warranted.
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Exhibit A
pg 1 of 5

500 S. Indian River

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Property Identification

Site Address: 500 S INDIAN RIVER DR
Map ID: 24/10S

Parcel ID: 2410-809-0001-000-5
Zoning: C1

Account #: 23899
Use Type: 1000

Sec/Town/Range: 10/35S/40E
Jurisdiction: Fort Pierce

Ownership

CROWNMAN FL LLC
10380 SW Village Center DR # 310
Port St Lucie, FL 34987-1931

Legal Description

LOWRY'S S/D BLK E LOT 1 (MAP 24/10H)(OR 3943-2583)

Current Values

Just/Market:	\$196,000	Assessed:	\$196,000
Exemptions:	\$0	Taxable:	\$196,000

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$196,000	\$196,000	\$0	\$196,000
2016	\$175,500	\$175,500	\$0	\$175,500
2015	\$175,500	\$175,500	\$0	\$175,500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-14-2016	3943 / 2583	0205	WD	Kraaz and Kraaz Finance LLC	\$800,000
02-06-2015	3714 / 2415	0205	WD	A B Lowry LLC	\$400,000
11-24-2003	1853 / 2721	XX01	WD	MMG Holdings LLC ,	\$360,000

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

View:
Year Built: N/A
Primary Wall:

Roof Cover:
Frame:
Story Height:

Exterior Data
Roof Structure:
Grade:
No. Units: 0

Building Type:
Effective Year: 2014
Secondary Wall:

Bedrooms: 0
Full Baths: 0
Half Baths: 0

A/C %: 0%
Heated %: N/A%
Sprinkled %: 0%

Interior Data
Electric:
Heat Type:
Heat Fuel:

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:



Image
or
Sketch
unavailable
for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.27
Land Size (SF):	11,974
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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This information is believed to be correct at this time but it is subject to change and is not warranted.
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Exhibit A
Pg 2075

507 S. Indian River

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Property Identification

Site Address: 507 S INDIAN RIVER DR
Map ID: 24/10S

Parcel ID: 2410-809-0002-000-2
Zoning: C1

Account #: 23900
Use Type: 1000

Sec/Town/Range: 10/35S/40E
Jurisdiction: Fort Pierce

Ownership

CROWNMAN FL LLC
10380 SW Village Center DR # 310
Port St Lucie, FL 34987-1931

Legal Description

LOWRY'S S/D BLK E LOTS 2 AND 3 (MAP 24/10H)(OR 3943-2583)

Current Values

Table with columns: Just/Market, Assessed, Exemptions, Taxable. Values for 2015, 2016, 2017.

Historical Values 3-year

Table with columns: Assessed, Exemptions, Taxable. Values for 2015, 2016, 2017.

Sale History

Table with columns: Date, Book/Page, Sale Code, Deed, Grantor, Price. Lists sales from 2003 to 2016.

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

View:
Year Built: N/A
Primary Wall:

Roof Cover:
Frame:
Story Height:

Exterior Data
Roof Structure:
Grade:
No. Units: 0

Building Type:
Effective Year: 2014
Secondary Wall:

Bedrooms: 0
Full Baths: 0
Half Baths: 0

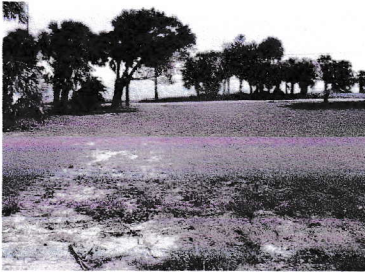
A/C %: 0%
Heated %: N/A%
Sprinkled %: 0%

Interior Data
Electric:
Heat Type:
Heat Fuel:

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:

Total Areas

Table with columns: Area Type, Value. Includes Finished/Under Air, Gross Area, Land Size (acres/SF), Total Building Count.



Imagery
Sketch
not intended to
for display

Special Features and Yard Items

Type Qty Units Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Exhibit A
pg 3 of 5

509 S. Indian River

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Property Identification

Site Address: 509 S INDIAN RIVER DR
Map ID: 24/10S

Parcel ID: 2410-809-0004-000-6
Zoning: C1

Account #: 23901
Use Type: 1000

Sec/Town/Range: 10/35S/40E
Jurisdiction: Fort Pierce

Ownership

CROWNMAN FL LLC
10380 SW Village Center DR # 310
Port St Lucie, FL 34987-1931

Legal Description

LOWRY'S S/D BLK E LOT 4-LESS THAT PART DESC IN DBK 164-329- (MAP 24/10H) (OR 3943-2583)

Current Values

Just/Market:	\$186,700	Assessed:	\$186,700
Exemptions:	\$0	Taxable:	\$186,700

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$186,700	\$186,700	\$0	\$186,700
2016	\$164,700	\$164,700	\$0	\$164,700
2015	\$164,700	\$164,700	\$0	\$164,700

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-14-2016	3943 / 2583	0205	WD	Kraaz and Kraaz	\$800,000
02-06-2015	3714 / 2415	0205	WD	A B Lowry LLC	\$400,000
02-04-2015	3714 / 2405	0111	QC	TA1 (IRD) LLC	\$100

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

View:
Year Built: N/A
Primary Wall:

Roof Cover:
Frame:
Story Height:

Exterior Data
Roof Structure:
Grade:
No. Units: 0

Building Type:
Effective Year: 2014
Secondary Wall:

Bedrooms: 0
Full Baths: 0
Half Baths: 0

A/C %: 0%
Heated %: N/A%
Sprinkled %: 0%

Interior Data
Electric:
Heat Type:
Heat Fuel:

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:



Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.26
Land Size (SF):	11,540
Total Building Count:	1

Special Features and Yard Items

Type Qty Units Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Exhibit A
pg 4085

515 S Indian River

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Property Identification

Site Address: 515 S INDIAN RIVER DR
Map ID: 24/10H

Parcel ID: 2410-810-0001-000-9
Zoning: C1

Account #: 23903
Use Type: 1700

Sec/Town/Range: 10/35S/40E
Jurisdiction: Fort Pierce

Ownership

CROWNMAN FL LLC
10380 SW Village Center DR # 310
Port St Lucie, FL 34987-1931

Legal Description

ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG E OF S 2 ST AND BEG ON E LI OF S 2 ST 8 FT S OF N LI OF LOT 2, RUN NELY 95.7 FT TO SD N LI, TH W ALG SD N LI TO E LI OF S 2 ST, TH S TO POB (MAP 24/10H) (1) (OR 3943-2583)

Current Values

Just/Market:	\$287,600	Assessed:	\$287,600
Exemptions:	\$0	Taxable:	\$287,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$287,600	\$287,600	\$0	\$287,600
2016	\$291,300	\$15,400	\$0	\$15,400
2015	\$254,600	\$254,600	\$0	\$254,600

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-14-2016	3943 / 2583	0205	WD	Kraaz and Kraaz Finance LLC	\$800,000
09-04-2014	3669 / 0906	0205	WD	Weaver, Steven M	\$320,000
07-19-2013	3546 / 2272	0205	WD	MMG Holdings LLC,	\$200,000

Primary Building Information

Finished Area of this building: 2,816 SF
Gross Area of this building: 2,877 SF

View:
Year Built: 1900
Primary Wall: CB Stucco

Roof Cover: Fibrglss Shg
Frame:
Story Height: 2 Story

Exterior Data
Roof Structure: Hip
Grade: Y_C-
No. Units: 2

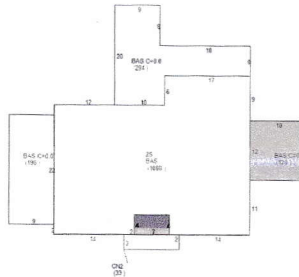
Building Type: LROF
Effective Year: 1960
Secondary Wall:

Bedrooms: 0
Full Baths: 0
Half Baths: 0

A/C %: 100%
Heated %: 100%
Sprinkled %: 0%

Interior Data
Electric: MAXIMUM
Heat Type: FrodHotAir
Heat Fuel: ELEC

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic



Total Areas

Finished/Under Air (SF):	4,304
Gross Area (SF):	4,383
Land Size (acres):	0.54
Land Size (SF):	23,490
Total Building Count:	2

Special Features and Yard Items

Type	Qty	Units	Year BIt
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Exhibit A
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