

Prepared by and return to:  
LINDSAY DEMMERY, Esq.  
120 Butler Street, Suite B  
West Palm Beach, FL 33407

Property Control: 2410-503-0042-000/5

**TRUSTEE'S DEED**

**THIS INDENTURE**, made this 31 day of May, 2017, between **FP-100, LLC, a Florida Limited Liability Company**, Grantor, whose mailing address is: 3777 West Fork Road, Cincinnati, OH 45247 and **Kraaz & Kraaz Finance, LLC, a Florida Limited Liability Company**, Grantee, whose mailing address is: 201 S. 2<sup>nd</sup> Street, Suite 206, Fort Pierce, FL 34950.

**W I T N E S S E T H:**

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and quitclaimed to said Grantees and Grantees heirs, successors and assigns forever, the following described land, situate, lying and being in County of St. Lucie, State of Florida, to wit:

**SEE EXHIBIT "A"**

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or otherwise pertaining.

SUBJECT to taxes for 2017 and subsequent years; covenants, conditions, restrictions, zoning, easements, reservations, and limitations of record, if any, however this reference shall not operate to reimpose same.

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

The above referenced property is not Grantors' homestead.

**REPRESENTATION**

I represent to you that:


(a) I am duly appointed and qualified to act as authorized Agent identified in Paragraph 1;

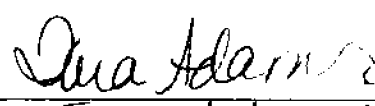
- (b) In all things preliminary to and in and about this conveyance of the Real Property, the terms and conditions of such have been met; and
- (c) I have the power and authority to execute this Deed.

IN WITNESS WHEREOF, Grantor has hereunto set his hands and seals and date and year first above written.

Signed, sealed, delivered  
in the presence of:

FP-100, LLC, a Florida Limited  
Liability Company

  
 Print Name: Josh Basinger

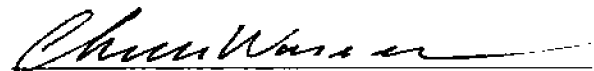
By:  <sup>on behalf of</sup> Justin Trust  
 Print: Tara Adams <sup>Company</sup>  
 as Agent of FP-100, LLC

  
 Print Name: Rachel Coates

STATE OF Ohio

COUNTY OF Hamilton

The foregoing instrument was acknowledged before me, this 25<sup>th</sup> day of April, 2017 by Tara Adams as Agent for FP-100, LLC, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath and state: he/she is the individual described in and who executed the foregoing for the purposes therein expressed.

  
 Notary Public, State of  
 My Commission Expires:



Jody Christine Warren, Attorney At Law  
 NOTARY PUBLIC - STATE OF OHIO  
 My commission has no expiration date  
 Sec. 147.03 R.C.

**EXHIBIT "A"**

Page 1 of 2

**DESCRIPTION**

A PORTION OF LAND LYING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 4: THE EAST 50 FEET OF LOTS 4 AND 6, ALL OF LOTS 5, 7, 10, 11, 12 AND 13 OF BLOCK "F", AND THE ADJACENT 10 FOOT VACATED ALLEY, ACCORDING TO THE PLAT OF FORT PIERCE MADE BY AARON LEE AS RECORDED IN PLAT BOOK 1, AT PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

TOGETHER WITH: A TRACT OF LAND 158.8 FEET EAST AND WEST AND 254 FEET NORTH AND SOUTH, LYING EAST OF SAID LOTS 5, 7, 11, 12 AND 13 OF BLOCK "F" OF AARON LEE'S MAP OF FORT PIERCE, FLORIDA.

LESS AND EXCEPTING PARCEL 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 10, BLOCK F ACCORDING TO THE PLAT OF FORT PIERCE MADE BY AARON LEE AS RECORDED IN PLAT BOOK 1, AT PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN N 71°47'25" E, ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE A, A DISTANCE OF 189.47 FEET TO THE POINT OF BEGINNING; THENCE RUN N 12°28'30" E, A DISTANCE OF 23.75 FEET; THENCE RUN N 07°12'19" W, A DISTANCE OF 83.89 FEET; THENCE RUN N 13°15'55" E, A DISTANCE OF 71.32 FEET; THENCE RUN N 28°22'25" E, A DISTANCE OF 52.66 FEET; THENCE RUN N 16°22'30" E, A DISTANCE OF 21.79 FEET; THENCE RUN N 58°17'09" W, A DISTANCE OF 28.55 FEET; THENCE RUN S 71°35'21" W, A DISTANCE OF 14.88 FEET; THENCE RUN N 18°13'53" W, A DISTANCE OF 14.47 FEET; THENCE RUN N 71°47'25" E, A DISTANCE OF 74.58 FEET; THENCE RUN S 18°15'39" E, A DISTANCE OF 254.00 FEET; THENCE RUN S 71°47'25" W, A DISTANCE OF 157.53 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

ALSO LESS AND EXCEPTING PARCEL 4a BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE SOUTHWEST CORNER OF LOT 10, BLOCK F, ACCORDING TO THE "PLAT OF FORT PIERCE MADE BY AARON LEE" AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

THENCE RUN NORTH 71°47'25" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE A, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF LOT 10, BLOCK F, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN NORTH 18°15'34" WEST, ALONG THE EAST LINE OF LOT 10, BLOCK F, A DISTANCE OF 103.50 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 12, BLOCK F; THENCE RUN NORTH 71°47'25" EAST, ALONG THE NORTH LINE OF LOT 12, A DISTANCE OF 168.14 FEET TO THE EAST LINE OF PARCEL 4, AS DESCRIBED IN O.R. BOOK 584, PAGE 1421, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 13°15'55" WEST, A DISTANCE OF 0.85 FEET ALONG SAID EAST LINE OF PARCEL 4; THENCE RUN SOUTH 07°12'19" EAST, A DISTANCE OF 83.89 FEET, ALONG THE AFOREMENTIONED EAST LINE OF PARCEL 4; THENCE RUN SOUTH 12°28'30" WEST, A DISTANCE OF 23.75 FEET, ALONG THE AFOREMENTIONED EAST LINE OF PARCEL 4, TO THE NORTH RIGHT-OF-WAY LINE OF AVENUE A; THENCE RUN SOUTH 71°47'25" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE A, A DISTANCE OF 139.47 FEET, TO THE POINT OF BEGINNING.

Sheet 1 of 2

**SKETCH OF DESCRIPTION**  
OF  
**Parcel 4b**  
Prepared For  
**BUD ADAMS**

File: 010BS&D.DWG  
Date: 1-17-2001

Tech: ER

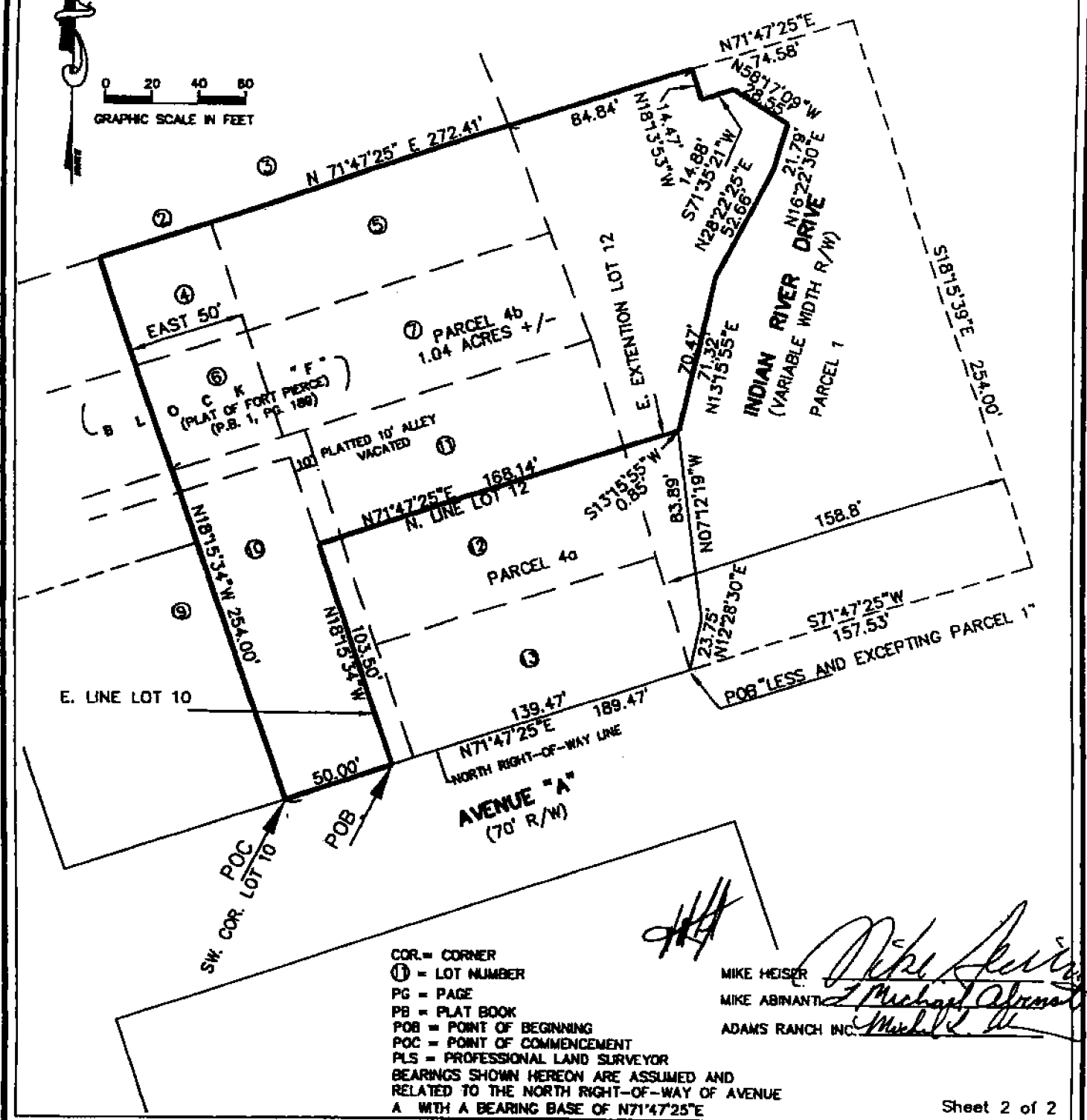
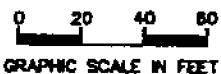


CONSULTING ENGINEERS  
&  
LAND SURVEYORS  
2800 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34982  
(407) 464-3537

EXHIBIT "A"

Page 2 of 2

THIS IS NOT A SURVEY



COR = CORNER  
 ① = LOT NUMBER  
 PG = PAGE  
 PB = PLAT BOOK  
 POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 PLS = PROFESSIONAL LAND SURVEYOR  
 BEARINGS SHOWN HEREON ARE ASSUMED AND  
 RELATED TO THE NORTH RIGHT-OF-WAY OF AVENUE  
 A WITH A BEARING BASE OF N71°47'25"E

*[Signature]*  
 MIKE HEISER  
 MIKE ABNANTI  
 ADAMS RANCH INC. *[Signature]*

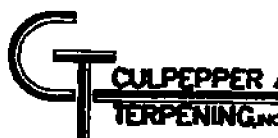
Sheet 2 of 2

SKETCH OF DESCRIPTION

OF  
**PARCEL 4b**  
 Prepared For  
**BUD ADAMS**

File: 010BS&D.DWG  
 Date: 1-17-2001

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