

Prepared by and return to:

STACY CONSALVO

Manager

Fee & Fee, PLLC, d/b/a Treasure Coast Title & Escrow

426 Ave A

Fort Pierce, FL 34950

772-461-7190

File Number: 18-120

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27th day of November, 2018 between Kelly Smith and Corine van Grootheest, his wife, whose post office address is 2045 SE Avon Park Drive, Port Saint Lucie, FL 34952, grantor, and Stonebridge Senior Living, LLC, a Florida limited liability company, whose post office address is 701 SE Hidden River Drive, Port Saint Lucie, FL 34983, 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 acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida to-wit:

Commencing at the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 32, Township 35 South, Range 40 East, thence run South along the East Section line which said line is also the center line of Hawley Road, a distance of 42.5 feet; thence run West a distance of 40 feet to the West right-of-way line of Hawley Road for the Point of Beginning; thence continue South along the line parallel to the East Section line a distance of 200 feet to a point; thence run West and parallel to the Quarter Section line a distance of 316 feet; thence run North and parallel to the East Section line a distance of 200 feet to the South right-of-way line of Canal No. 101; thence run East a distance of 316 feet to the Point of Beginning; said land lying and being in St. Lucie County, Florida.

LESS AND EXCEPT all that portion conveyed to the Board of County Commissioners of St. Lucie County, Florida, as contained in Deed recorded in Official Records Book 659, at Page 1136, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2432-411-000-000/2

SUBJECT TO restrictions, reservations, limitations, and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same, and taxes for the year 2019 and subsequent years.

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, 2018**.