

This instrument was prepared by and should be returned to:

Alexzander D. Gonano, Esq.

Gonano & Harrell

1600 S. Federal Hwy., Suite 200

Fort Pierce, FL 34950

(772) 464-1032

UNITY OF TITLE AGREEMENT

In consideration of combining the subject properties which are owned by Jetson Investments, Inc., a Florida corporation as "Owner" which property being and lying in St. Lucie County, Florida, is formally described in Exhibit "A" as "Parcel 1" and "Parcel 2", which Exhibit "A" is attached hereto and made a part hereof and for other good and valuable considerations, the undersigned hereby agree to restrict the use of property described in Exhibit "A" 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. Any further division of said plot and parcel of land shall comply with the City of Fort Pierce Land Development Code.
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, its heirs and assigns until such time as the same may be released in writing by the City Commission for the City of Ft. Pierce, Florida.
3. The undersigned further agrees that this instrument shall be recorded in the Public Records of St. Lucie County, Florida.

SIGNATURES ON FOLLOWING PAGE(S)

EXHIBIT A

Parcel 1

A portion of the Southwest 1/4 of Section 34, Township 35 South, Range 40 East, St Lucie County, Florida, more particularly described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of said section (being the South quarter corner) run N. 00°38'23"E., along the East line of the Southwest 1/4 of said Section, 1334.28 feet to the North line of the Southeast 1/4 of the Southwest 1/4; thence S. 89°59'21"W., along said North line, 44.00 feet; thence N. 00°38'23"E., 25.00 feet to the intersection of the North right-of-way of Tumblin Kling Road (a 50 feet wide right-of-way) and the West right-of-way of U.S. Highway #1 (a variable width right-of-way), to the Point of Beginning; from the Point of Beginning, continue N. 00°38'23"E., along said West right-of-way, 335.02 feet to the North line of the South 360 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section; thence S. 89°59'21"W., along said North line, 119.01 feet to the West line of the East 163.00 feet of aforementioned East 1/2 of the Southeast 1/4 the Southeast 1/4 of the Southwest 1/4; thence N. 00°38'23"E., along said West line, 138.29 feet to the North line of the South 498.28 feet of said East 1/2; thence S. 89°59'21"W., along said North line, 65.01 feet; thence N. 00°36'59"E., 15.06 feet; thence S. 89°59'11"W., 102.30 feet to the East line of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4; thence N. 00°36'59"E., along said East line, 153.76 feet to the North line of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4; thence S. 89°59'11"W., along said North line, 75.00 feet to the East line of the West 255.00 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4; thence S. 00°36'56"W., along said East line, 642.11 feet to the aforementioned North right-of-way of Tumblin Kling Road; thence N. 89°59'21"E., along said North right of way, 361.11 feet to the Point of Beginning.

LESS AND EXCEPT that portion deeded to St. Lucie County, Florida, by Warranty Deed recorded in Official Records Book 3060, Page 520 and in Corrective Warranty Deed recorded in Official Records Book 3437, Page 2458 and that portion deeded to St. Lucie County, Florida, by Warranty Deed recorded in Official Records Book 3437, Page 2460, all of the Public Records of St. Lucie County, Florida.

Parcel 2

(Deed Legal)

The South 150 feet of the W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the East 90 feet thereof, and LESS the West 60 feet thereof, and LESS the South 25 Feet for Road Right of Way, said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida,

AND

The West 150 feet of the W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the South 150 feet thereof, said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida

AND

The East 180 feet of the W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the East 75 feet thereof, and LESS the West 90 feet of the South 150 feet thereof, and LESS the South 25 feet for Road Right of Way said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida.

(Overall Parcel per property appraiser)

W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the East 75 feet thereof, and LESS the West 60 feet of the South 150 feet thereof and LESS the South 25 feet for Road Right of Way said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida.

IN WITNESS WHEREOF, Jetson Investments, Inc. has caused these presents to be executed on the day and year first above written.

WITNESSES:

Diana Allen

Name: Diana Allen

Judith Kisker

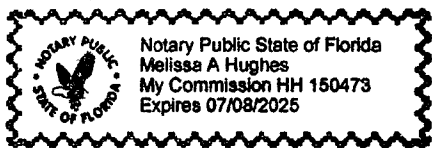
Name: Judith Kisker

STATE OF FLORIDA
COUNTY OF ST LUCIE

[Signature]
Jetson Investments, Inc., a Florida corporation

By: John E. Thofner, III
Its: President

The foregoing instrument was acknowledged before me, by means of () physical presence or () online notarization, this 6 day of December, 2021 by John E. Thofner, III as the President of Jetson Investments, Inc., a Florida corporation, on behalf of said company, who is personally known to me or has produced _____ as identification and who executed the foregoing Deed.



[Signature]
Notary Public
Melissa A Hughes
Printed name of notary

My Commission Expires:
[SEAL]