

Legal
PT 34-35-40

Parcel ID
243433100010003
Appraiser Card
GIS Map
Tax Collector

1/2

/mdr

* Doc Assump: \$ 0.00
* Doc Tax : \$ 0.70
* Int Tax : \$ 0.00

QUIT CLAIM DEED

Beverly P. Miller and Willard Harris, as Trustees of the R.M. Pitchford Trust, the Quitclaimors, with the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein, whose mailing address is Post Office Box 2250, Stuart, Florida 34995, in consideration of the sum of One Dollar (\$1.00) received from Reid Macy and Rebecca Macy, his wife, whose mailing address is 4211 Garrison Lane, Fort Pierce, Florida 34982, the Quitclaimee, hereby on this 11th day of March, 1994, quitclaims to the Quitclaimee, all of the interest of the Quitclaimors in the real property located in St. Lucie County, Florida described as:

East 66 feet of East half of the Northeast quarter of the Southwest quarter of the Southwest quarter less the North 25 feet and less the South 250 feet, Section 34, Township 35, South of Range 40 East, St. Lucie County, Florida.

SUBJECT to restrictions, reservations and easements of record.

TOGETHER with all tenements, appurtenances and hereditaments.

Property App. Parcel ID # 2434-331-0001-000/3

St. Lucie County Clerk of the Circuit Court - St. Lucie County
1318092 OR BOOK 0895 PAGE 0020
4-14-94 11:23 A.M.

Legal

PT 34-35-40

Parcel ID

243433100010003

Appraiser Card

GIS Map

Tax Collector

		2/2								
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Witnesses:

Jack Britton
Print name of witness: Jack Britton

Beverly P. Miller (SEAL)
 Beverly P. Miller, Trustee
 of the R.M. Pitchford Trust

Amanda D. Roe
Print name of witness: Amanda D. Roe

Willard Harris (SEAL)
 Willard Harris, Trustee of the
 R.M. Pitchford Trust

STATE OF FLORIDA
COUNTY OF MARTIN

I HEREBY CERTIFY that on this day, before me, personally appeared BEVERLY P. MILLER and WILLARD HARRIS, Trustees of the R. M. Pitchford Trust, () who are personally known to me or () have produced _____ as identification, and who () did () did not take an oath, and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of March, 1994.



"OFFICIAL SEAL"
 Amanda D. Roe
 My Commission Expires 3/14/97
 Commission #CC 295862

Amanda D. Roe
 Notary Public

OR BOOK 0895 PAGE 0021

1/2

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4689769 OR BOOK 4398 PAGE 1708, Recorded 03/19/2020 02:39:28 PM Doc
Tax: \$1400.00

After Recording Return to:
Zachary Phillips
K&K Phillips, PA
12773 Forest Hill Blvd.
Suite 105
Wellington, FL 33414

This Instrument Prepared by:
Zachary Phillips
K&K Phillips, PA
12773 Forest Hill Blvd.
Suite 105
Wellington, FL 33414

Property Appraisers Parcel I.D. (Folio) Number(s):
24-34-342-0005-0005
File No.: 20-458

WARRANTY DEED

This Warranty Deed, Made the 17 day of March, 2020, by Grande Royale, LLC, a Florida limited liability company, having its place of business at 1128 Royal Palm Beach Blvd., Suite 324, Royal Palm Beach, FL 33411, hereinafter called the "Grantor", to Reid Macy and Rebecca Macy, as husband and wife, whose post office address is: 625 Tumblin Kling Rd., Fort Pierce, FL 34982, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of Two Hundred Thousand Dollars and No Cents (\$200,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in St Lucie County, Florida, to wit:

The West 132 feet of the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida. LESS the North 25 feet thereof.

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, 2019, reservations, restrictions and easements of record, if any.
(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of the Company)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

File No.: 20-458

NotaryCam DocID:5e711bd8149b886b53d35612

OR BOOK 4398 PAGE 1709

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

Witness Signature: Zachary Phillips
Printed Name: Zachary Phillips

GRANDE ROYALE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

Witness Signature: Ashley Lashelle Odom
Printed Name: Ashley Lashelle Odom

Roy O. Lim
Roy O. Lim
Managing Member

State of Virginia
County of Virginia Beach

The foregoing instrument was acknowledged before me by means of physical presence and online notarization, this 17 day of March, 2020 by Roy O. Lim, as managing member of Grande Royale LLC, a Florida limited liability company. He/She/They is/are Personally Known OR Driver's License as Identification.

Ashley Lashelle Odom
Notary Public Signature
Printed Name: Ashley Lashelle Odom

My Commission Expires: April 30, 2021
(SEAL)

Online Notary (Check Box if acknowledgment done by Online Notarization)



243433100020000

Appraiser Card

GIS Map

Tax Collector

1 / 1

1138636

Prepared By: CAROL A. WILKIN
CHELSEA TITLE COMPANY
805 Virginia Ave., Ste. 25 Ft. Pierce, FL 34982
Incidental to the issuance of a title insurance policy.
File No.: 0855
Parcel ID #: 2432-331-0002-000/0
Grantor(s) SS #: [REDACTED]
RETURN TO: CHELSEA TITLE CO.
COURT HOUSE BOX # 19

1138636

91 OCT -7 P3:23

WARRANTY DEED
(INDIVIDUAL)

RECORDED
BY: [REDACTED] CLERK
ST. LUCIE COUNTY, FL

THIS WARRANTY DEED, dated September 18, 1991 by
LORENE WALLACE, a single adult

whose post office address is
715 TUMBLIN KLING RD FORT PIERCE, FL 34982
hereinafter called the GRANTOR, to
REID MACY

whose post office address is
4211 GARRISON LANE FORT PIERCE, FL 34982
hereinafter called the GRANTEE:

(Wherever 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.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, releases, releases, conveys and confirms unto the GRANTEE, all that certain land situate in ST LUCIE County, Florida, viz:

West 60 feet of the East 126 feet of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 less the South 430 feet and less the North 25 feet, in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida.

Rec fee : 6.00
Doc. Acq. :
Doc. Tax : 102.00
Int. Tax :
Total : 108.00

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1991 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

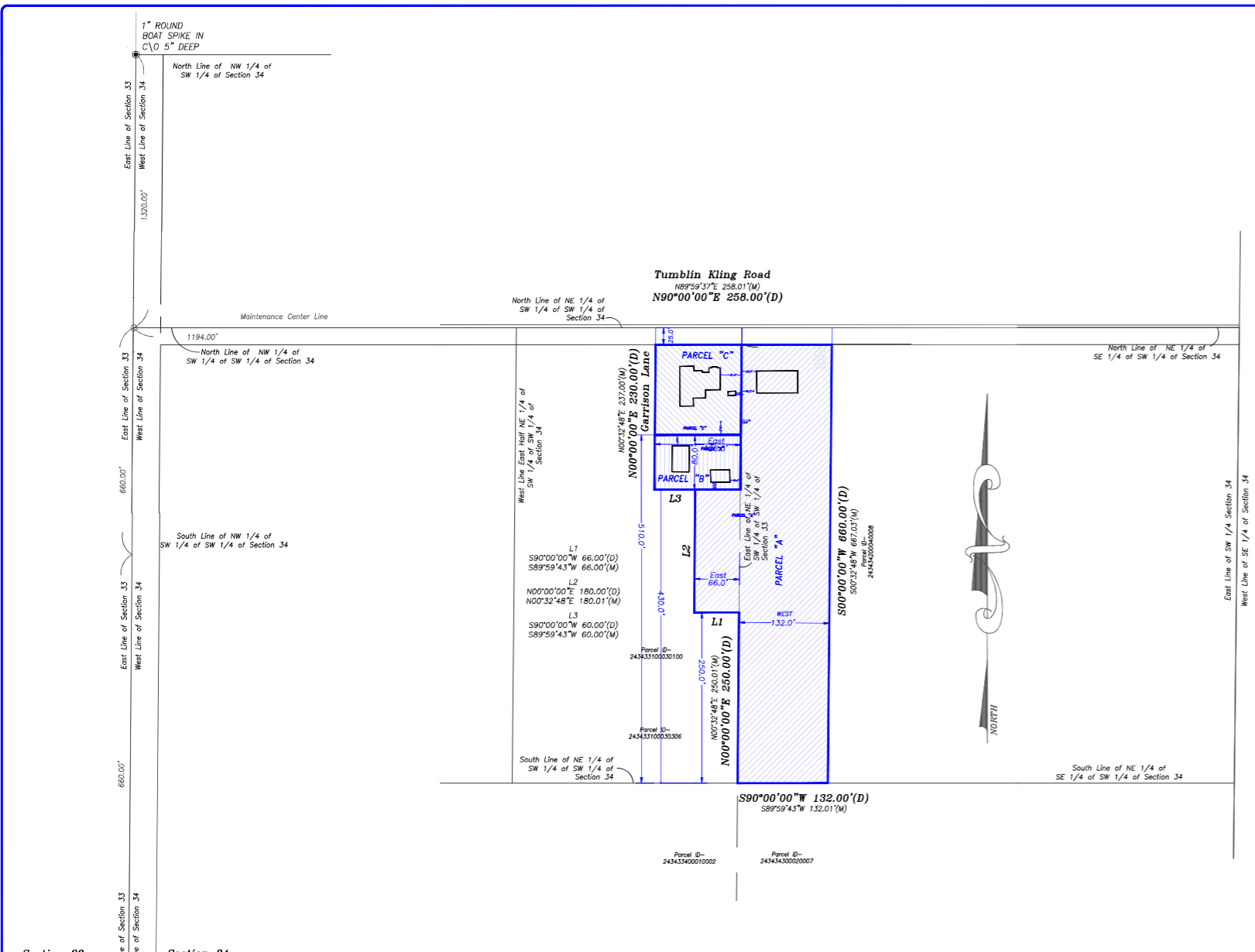
TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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 whatsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

Lorene Wallace
LORENE WALLACE

SIGNED IN OUR PRESENCE:



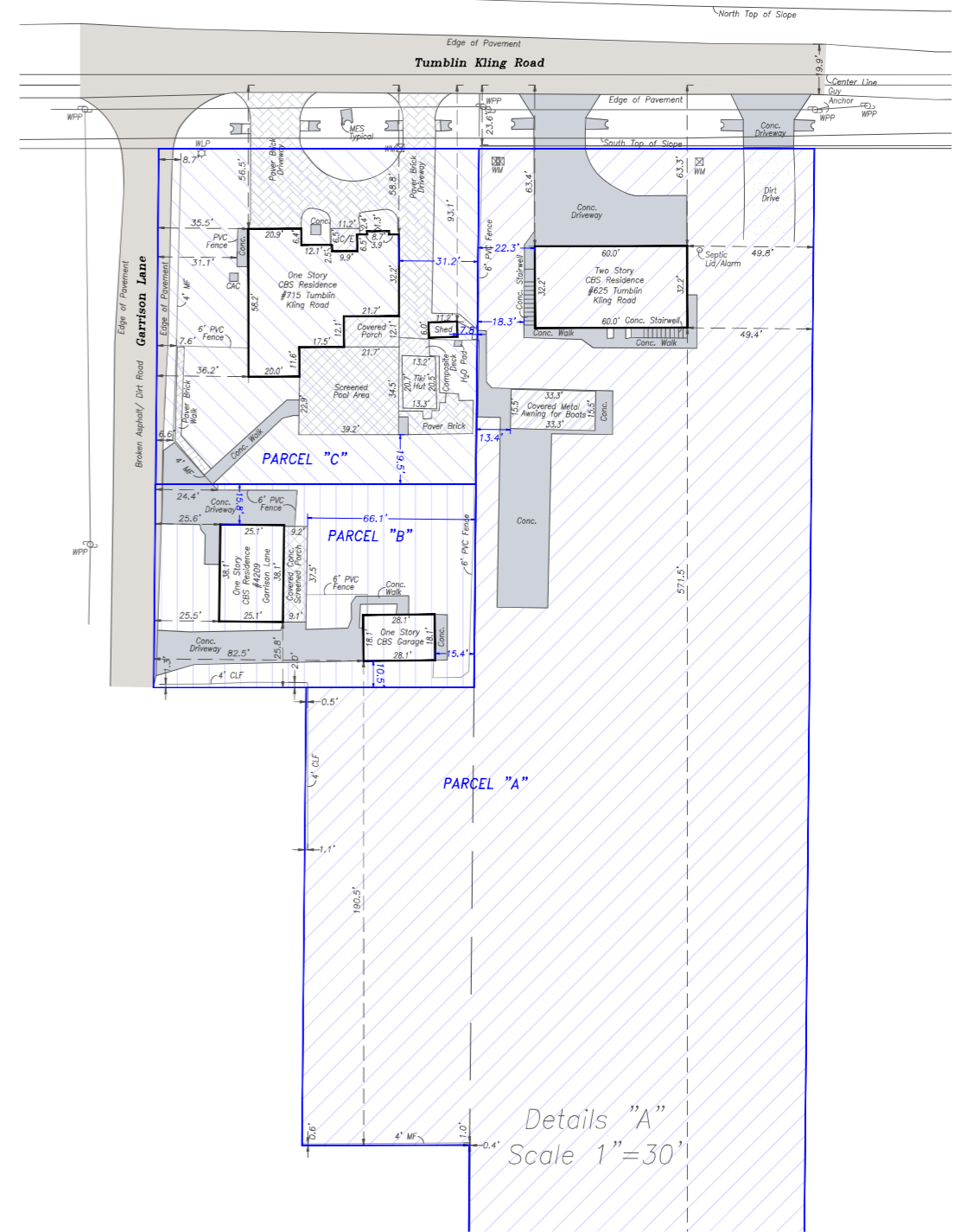
LEGAL DESCRIPTION

Parcel A- The West 132 feet of the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida. LESS the North 25 feet thereof AND the East 66 feet of the south 430 feet of the East half of the Northeast quarter of the Southwest quarter of the Southwest quarter less the South 250 feet, Section 34, Township 35, South of Range 40 East, St. Lucie County, Florida.

Parcel B
The North 80.00 feet of the East 126 feet of south 510.00 feet of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 less the South 430 feet in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida.

Parcel C
The East 126 feet of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 less the South 510 feet and less the North 25.00 feet in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida.

FEMA Flood Zone data shown here on is based on the visual inspection of the digital Flood Hazardous Maps provided by the Federal Emergency Management Agency (FEMA) and is limited to the accuracy of such maps. Flood Zone: X, Community #: 120286, Panel #: 0189, Suffix: K, Date: 2.19.2020.



LEGEND

- FCM - Found 4"x4" Concrete Monument
- FIP - Found 1" Iron Pipe
- FIPC - Found 1" Iron Pipe with Cap
- FIR - Found #5 Iron Rod
- FIRC - Found #5 Iron Rod with Cap
- SIRC - Set #5 Iron Rod with Cap "LB#7357"
- FIPC - Found 1/2" Iron Pipe with Cap
- FM - Found Mag Nail
- FMD - Found Mag Nail with Disk
- FN - Found Nail
- FNTT - Found Nail with Tin Tab
- FPK - Found PK Nail
- FPKD - Found PK Nail with Disk
- FRRS - Found Rail Road Spike
- /CO - In Pavement Cut Out
- (M) - Measured
- (P) - Plat
- CLF - Chain Link Fence
- Conc. - Concrete

LEGEND

- C/E - Covered Entry
- CAC - Concrete Pad with Air Conditioning
- CB - Catch Basin
- CBS - Concrete Block Structure
- CMP - Corrugated Metal Pipe
- CPE - Concrete Pad with Pool Equipment
- BFP - Back Flow Preventer
- FTE - Finished Floor Elevation
- UB - Utility Box
- HYD - Fire Hydrant
- O/L - Overhead Utility Line
- WPP - Wood Power Pole
- SSMH - Sanitary Sewer Manhole
- PUDE - Public Utility & Drainage Easement
- EB - Electric Box
- WM - Water Meter
- UE-RA - Utility Easement-Restricted Area
- WLP - Wood Light Pole
- WF - Wood Fence
- PVC - Poly Vinyl Fence
- MF - Metal Fence

Prepared For:
Macy Reid
St. Lucie County, Florida

THIS SURVEY IS NOT FULL AND COMPLETE UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 2 PAGES

KARNER SURVEYING, INC.
Residential & Commercial Surveying Services
2740 SW Martin Downs Blvd. #333, Palm City, FL 34990
Phone: (772)288 7206 Fax: (772)223 8181
WWW.KARNERSURVEYINGINC.COM karnerc@comcast.net

Date	Revision	Description

Sheet Title: **Boundary Survey**

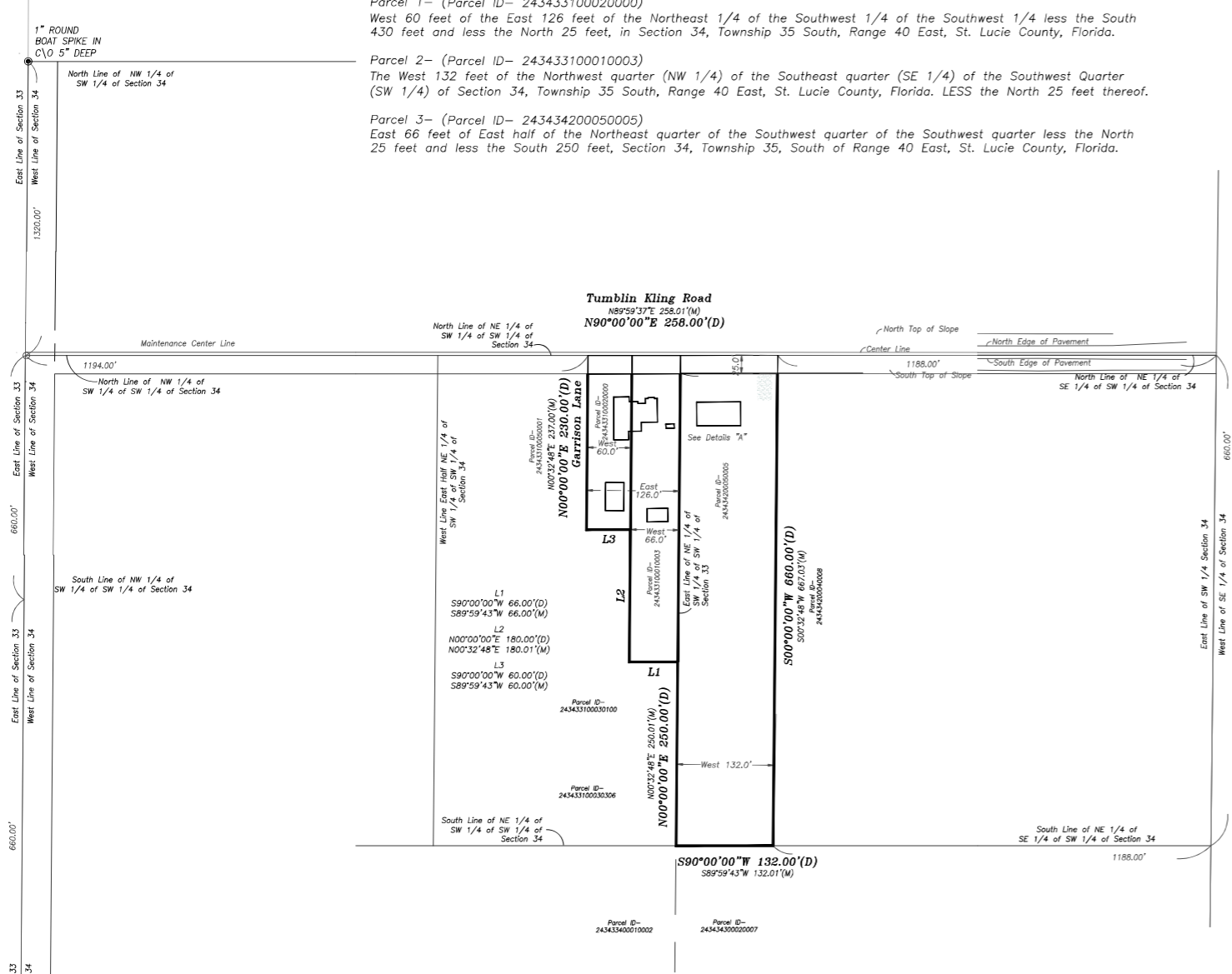
Sheet No: **1 of 2**

LEGAL DESCRIPTION

Parcel 1- (Parcel ID- 243433100020000)
 West 60 feet of the East 126 feet of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 less the South 430 feet and less the North 25 feet, in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida.

Parcel 2- (Parcel ID- 243433100010003)
 The West 132 feet of the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida. LESS the North 25 feet thereof.

Parcel 3- (Parcel ID- 243434200050005)
 East 66 feet of East half of the Northeast quarter of the Southwest quarter of the Southwest quarter less the North 25 feet and less the South 250 feet, Section 34, Township 35, South of Range 40 East, St. Lucie County, Florida.



SURVEYOR'S REPORT

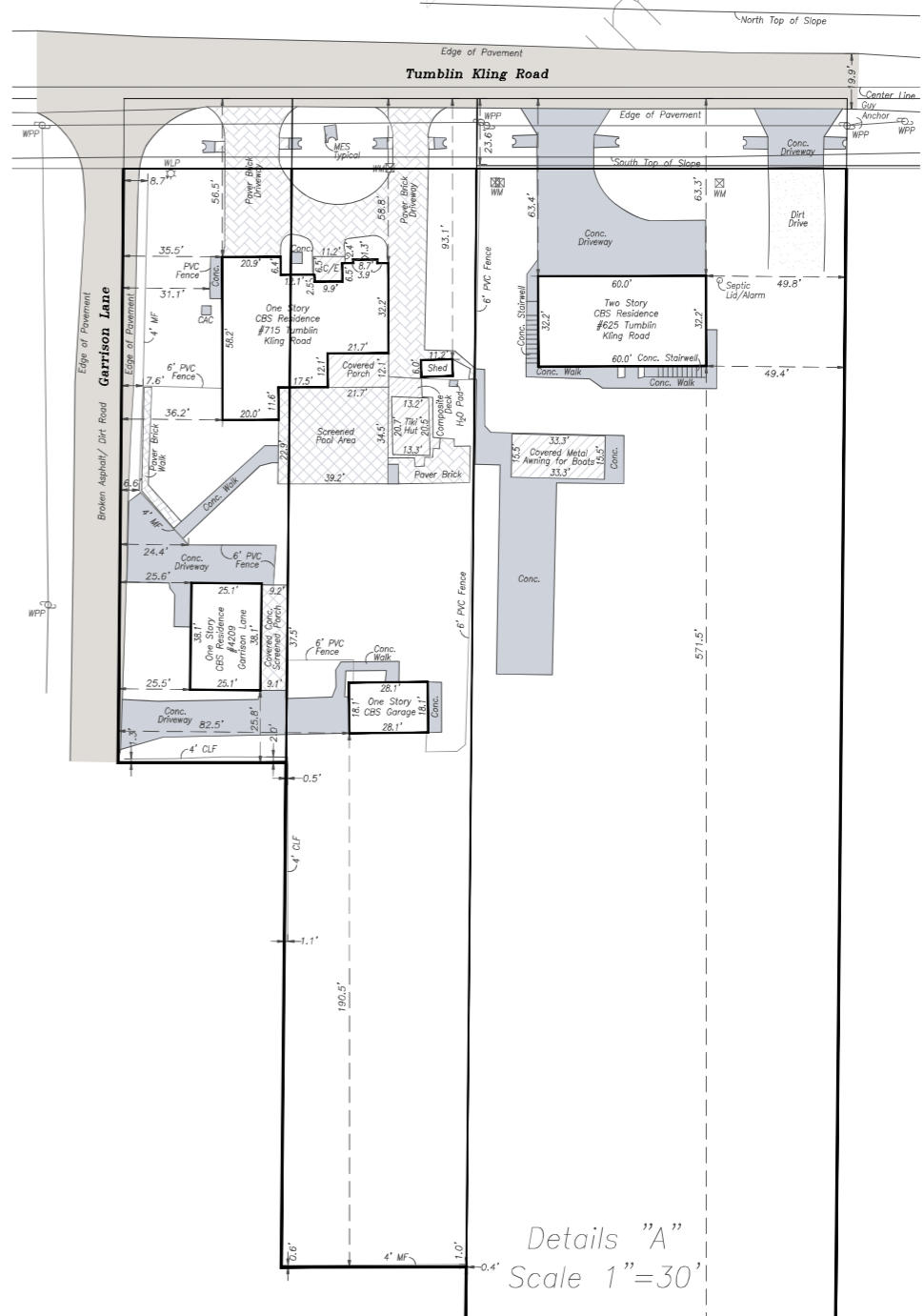
ACCURACY:

1. ALL MEASUREMENTS, DISTANCES, ELEVATIONS AND FEATURES WERE PERFORMED IN STRICT ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH IN RULE CHAPTER 5J-17 F.A.C., PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
2. METHODS FOR ALL CONTROL MEASUREMENTS WERE MADE WITH A TRANSIT AND STEEL TAPE, OR DEVICES WITH EQUIVALENT OR HIGHER DEGREES OF ACCURACY.
3. THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED (5J-17 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THIS SURVEY IS BASED ON REPETITIVE RTK GPS AND/OR TOTAL STATION OBSERVATIONS ON MULTIPLE PROJECT'S HORIZONTAL AND VERTICAL CONTROL POINTS TO OBTAIN A REDUNDANCY OF MEASUREMENT. HORIZONTAL AND VERTICAL CLOSURE ACHIEVED, EXCEED THE MINIMUM ACCURACY REQUIREMENTS.
4. ALL ELEVATIONS (IF) SHOWN ARE IN FEET AND REFERENCED FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED ON THE FOLLOWING COUNTY BENCH MARK:
5. THE BEARING BASIS OF S00°12'46"E IS ALONG THE WEST LINE OF SECTION 34.

LIMITATIONS:

1. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO CREATE A NEW PARCEL A, B AND C, CONTAINED WITHIN THE EXISTING PARCEL LIMITS WHOS LIMITS ARE PER THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT, AND SHOW THE NEW PARCEL LIMITS RELATIVE TO THE EXISTING IMPROVEMENTS.
2. LAST FIELD DATE OF SURVEY: 02-26-24.
3. UNDERGROUND UTILITIES WERE NOT LOCATED
4. PARCEL LIMITS ESTABLISHED BY USE OF FOUND SURVEY CONTROL ALONG THE CENTER LINE AND/OR RIGHT OF WAY LINE OF TUMBLIN KLING ROAD.
5. DIMENSIONS SHOWN THUSLY (M) ON THE SURVEY SUPERSEDE DIMENSIONS REFLECTED ON EITHER RECORD DEED, PLAT OR RIGHT OF WAY MAP.
6. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR OR CERTIFIED TO, WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
7. THE OWNERSHIP OF FENCE LINES HAS NOT BEEN DETERMINED AS PART OF THIS SURVEY.
8. OFF SET CALLS TO FOUND SURVEY CONTROL ARE RELATIVE TO THE NEAREST PROPERTY CORNER, INTERSECTION OF LINES, POINT OF CURVATURES (PC), POINT OF REVERSE CURVATURES (PRC) OR OTHER IDENTIFIABLE POINT.
9. THIS SURVEY SHALL NOT BE VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA SURVEYOR AND MAPPER PREPARING THIS DOCUMENT
10. COMPLIANCE WITH LOCAL ZONING REQUIREMENTS AND OR WITH REQUIREMENTS SET FORTH BY OTHER STATE, PUBLIC, AND/OR PRIVATE ENTITIES HAS NOT BEEN VERIFIED AS PART OF THIS SURVEY.

FEMA Flood Zone data shown here on is based on the visual inspection of the digital Flood Hazardous Maps provided by the Federal Emergency Management Agency (FEMA) and is limited to the accuracy of such maps. Flood Zone: X, Community #: 120286, Panel #: 0189, Suffix: K, Date: 2.19.2020.



- LEGEND**
- FCM - Found 4"x4" Concrete Monument
 - FIP - Found 1" Iron Pipe
 - FIPC - Found 1/2" Iron Pipe with Cap
 - FIR - Found #5 Iron Rod
 - FIRC - Found #5 Iron Rod with Cap
 - SIRC - Set #5 Iron Rod with Cap
 - FIPC - Found 1/2" Iron Pipe with Cap
 - FM - Found Mag Nail
 - FMD - Found Mag Nail with Disk
 - FN - Found Nail
 - FNTT - Found Nail with Tin Tab
 - FPK - Found PK Nail
 - FPKD - Found PK Nail with Disk
 - FRRS - Found Rail Road Spike
 - /CO - In Pavement Cut Out
 - (M) - Measured
 - (P) - Plat
 - CLF - Chain Link Fence
 - Conc. - Concrete
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- C/E - Covered Entry
 - CAC - Concrete Pad with Air Conditioning
 - CB - Catch Basin
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 - CMP - Corrugated Metal Pipe
 - CPE - Concrete Pad with Pool Equipment
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 - SSMH - Sanitary Sewer Manhole
 - PUDE - Public Utility & Drainage Easement
 - EB - Electric Box
 - WM - Water Meter
 - UE-RA - Utility Easement-Restricted Area
 - WLP - Wood Light Pole
 - WF - Wood Fence
 - PVC - Poly Vinyl Fence
 - MF - Metal Fence

SURVEYOR'S CERTIFICATION

THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL OF REGINA C. KARNER, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THE SURVEY SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF THE PRACTICE OF SURVEYING AND MAPPING AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE 5J- 17, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES.

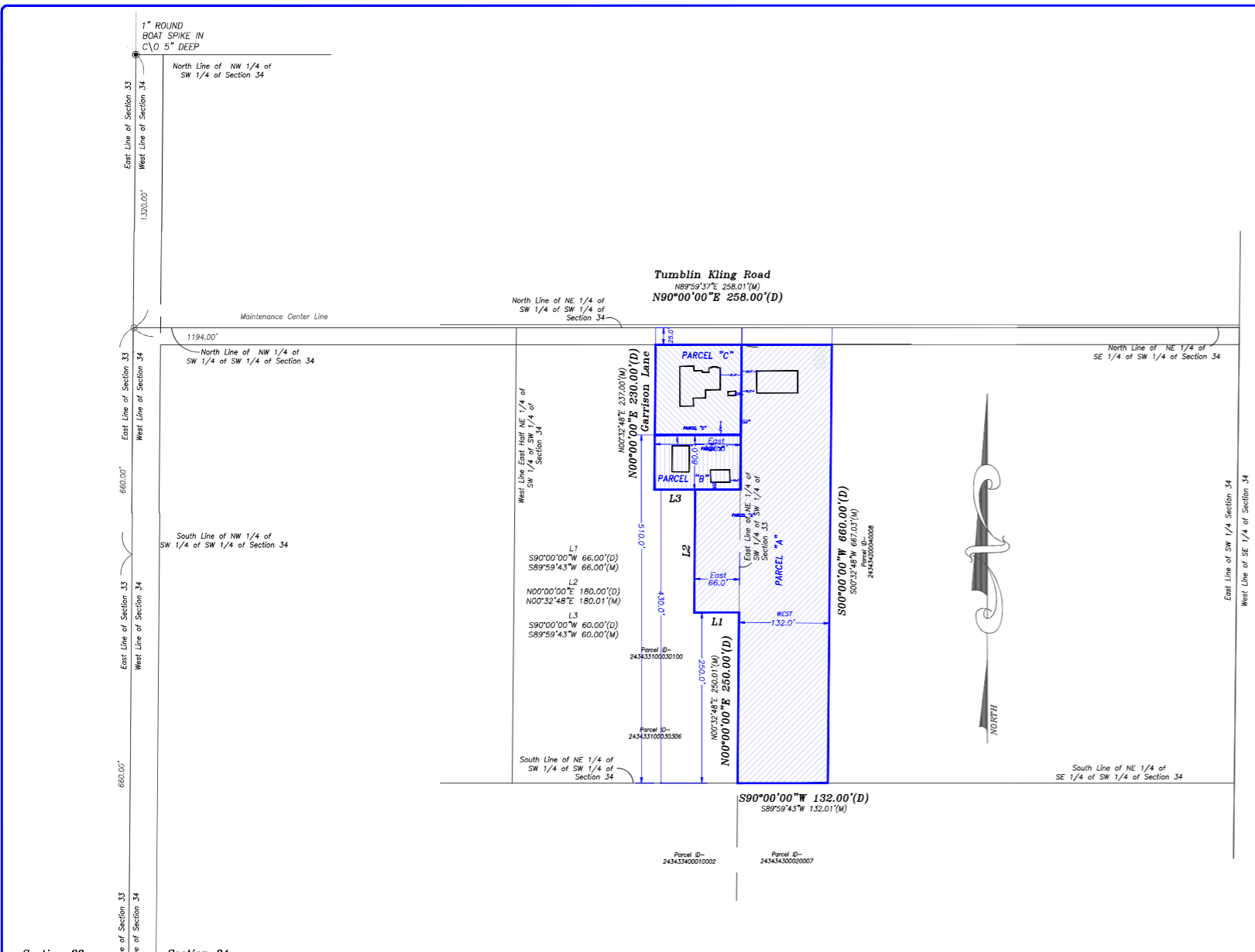
KARNER SURVEYING INC.
 REGINA C. KARNER, PSM 4363, DATE
 KARNER SURVEYING INC. LB#7357

Prepared For: **Macy Reid**
 St. Lucie County, Florida

KARNER SURVEYING, INC.
 Residential & Commercial Surveying Services
 2740 SW Martin Downs Blvd.#333, Palm City, FL 34980
 Phone: (772)288 7206 Fax:(772)223 8181
 WWW.KARNERSURVEYINGINC.COM karner@comcast.net

Date	Revision	Description

Sheet Title: **SPECIFIC PURPOSE SURVEY**
 Sheet No: 1 of 2



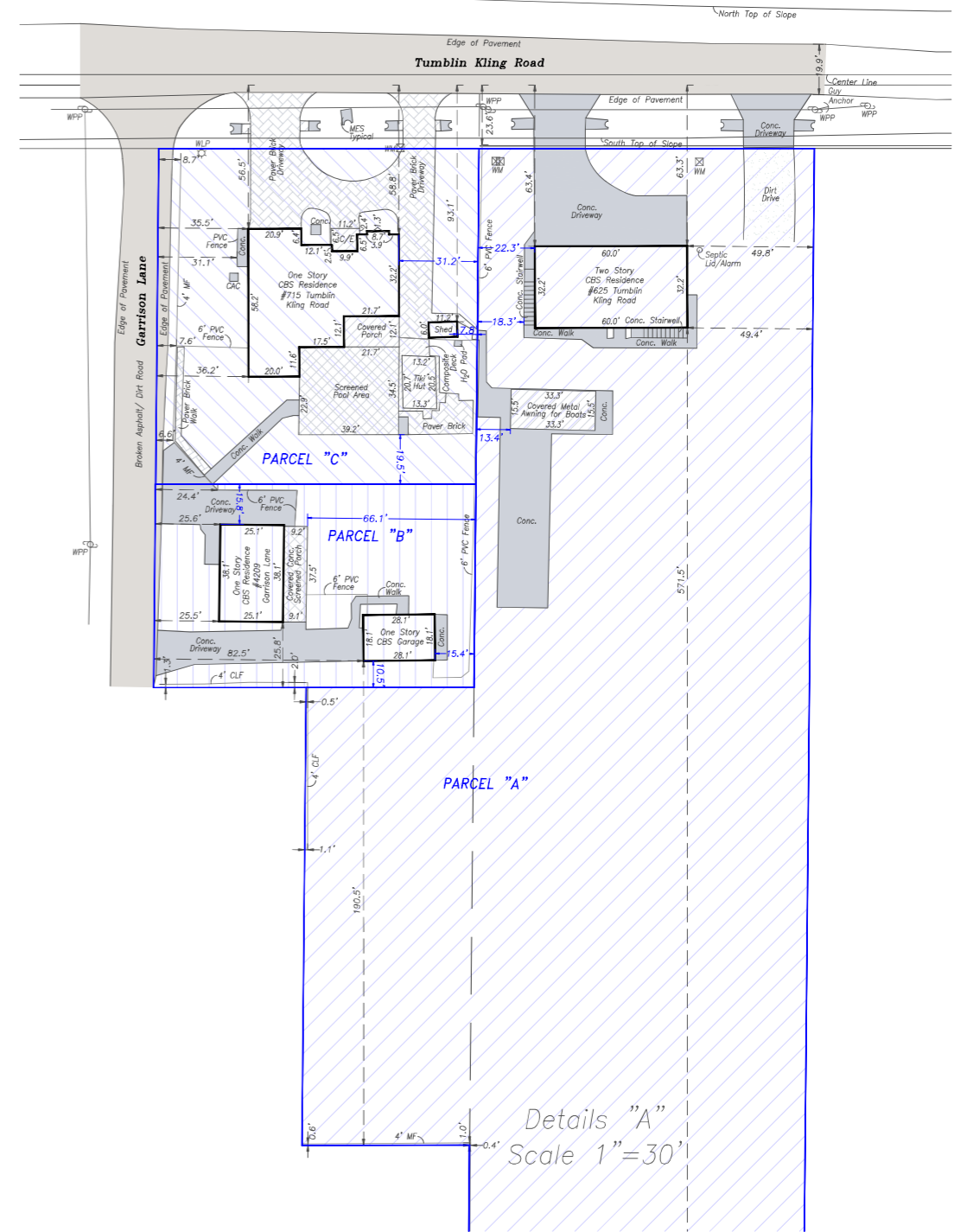
LEGAL DESCRIPTION

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Details "A"
Scale 1"=30'

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- MF - Metal Fence

Prepared For:

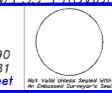
Macy Reid

St. Lucie County

Florida

THIS SURVEY IS NOT FULL AND COMPLETE UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 2 PAGES

KARNER SURVEYING, INC.
Residential & Commercial Surveying Services
2740 SW Martin Downs Blvd.#333, Palm City, FL 34990
Phone: (772)288 7206 Fax: (772)223 8181
WWW.KARNERSURVEYINGINC.COM karnerc@comcast.net



Sheet Title	Revision	Description
Boundary Survey		

Drawn By: T. Reid	Checked By: T. Reid	Scale: 1"=30'
Plot No: 2402-01	Case No: 2402-01	File No: 1 of 2