

Prepared by and return to:

Raul G. Mendoza, Esq.
RAUL G. MENDOZA, P.A.
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Coral Gables, FL 33134
305-448-9002
File Number: 222-0703
Will Call No.: 3054451818

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Warranty Deed

This Warranty Deed made this 26 day of September, 2022 between S MARKET AVE LLC, a Florida limited liability company whose post office address is 3804 SW 84th Avenue, Miami, FL 33155, grantor, and MIR TRANSAMERICA LLC, a Florida limited liability company whose post office address is 2600 S. Douglas Road Suite 801, Coral Gables, FL 33134, 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:

A portion of the North 1/2 of Lots 14 and 15 of J.I. KELLEM'S SUBDIVISION of the Northwest 1/4 of Section 34, Township 35 South, Range 40 East, as recorded in Plat Book 3, Page 85, of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 35 South, Range 40 East, thence on an assumed bearing of South 89°53'04" East along the centerline of the platted 36.00 foot road, according to said plat of J.I. KELLEM'S SUBDIVISION, as recorded in Plat Book 3, Page 85, of the Public Records of St. Lucie County, Florida, and along the North line of the South 1/2 of the Northwest 1/4 of said Section 34 a distance of 818.20 feet; thence South 00°33'46" West a distance of 30.00 feet to the South right-of-way of South Market Avenue and the POINT OF BEGINNING; thence continue South 00°33'46" West along a line being parallel with and 1.00 foot West of an existing 6.00 foot chainlink fence and Southerly extension thereof to the South line of the North 1/2 of Lots 14 and 15 of said J.I. KELLEM'S SUBDIVISION; thence Westerly along the South line of the North 1/2 of Lots 14 and 15 of said J.I. KELLEM'S SUBDIVISION 205.00 feet; thence North 00°33'46" East to the South right-of-way of said South Market Avenue, said point being 205.00 feet Westerly from the East line of the herein-described parcel; thence South 89°53'04" East along the South right-of-way of said South Market Avenue a distance of 205.00 feet to the POINT OF BEGINNING, LESS the East 104.50 feet of the North 188.00 feet thereof.

Also described as:

The West 205 feet of the East 720 feet of the North 1/2 of Lots 13, 14, and 15 of J.I. KELLEM'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 3, Page 85, of the Public Records of St. Lucie County, Florida, LESS AND EXCEPTING THEREFROM the East 104.5 feet of the North 200 feet thereof, and LESS AND

EXCEPTING THEREFROM the 12 feet lying immediately South of and adjacent to the right-of-way of South Market Avenue, St. Lucie County, Florida.

Parcel Identification Number: 2434-601-0062-000-6

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinance and taxes for the current year.

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, 2021**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

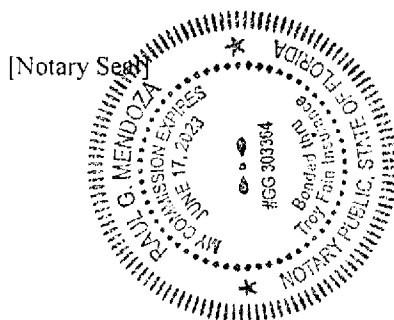
Signed, sealed and delivered in our presence:

[Signature]
Witness Name: RAUL GIMENDOZA
[Signature]
Witness Name: Wanda de Mendoza

S MARKET AVE LLC, a Florida limited liability company
By: *[Signature]*
Rina Byer, Authorized Member

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of September, 2022 by Rina Byer, Authorized Member of S MARKET AVE LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced a driver's license as identification.



[Signature]
Notary Public
Printed Name: Paul G. Mendoza
My Commission Expires: 6-17-2023

BOUNDARY SURVEY



LOCATION MAP
NOT TO SCALE

PROPERTY ADDRESS:

PARCEL ID. No. 2434-601-0062-000-6

LEGAL DESCRIPTION:

A PORTION OF THE NORTH 1/2 OF LOTS 14 AND 15 OF J.I. KELLEM'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 85, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE ON AN ASSUMED BEARING OF SOUTH 89°53'04" EAST ALONG THE CENTERLINE OF THE PLATTED 36.00 FOOT ROAD, ACCORDING TO SAID PLAT J.I. KELLEM'S SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 85, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 34 A DISTANCE OF 818.20 FEET; THENCE SOUTH 00°33'46" WEST A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY OF SOUTH MARKET AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°33'46" WEST ALONG A LINE BEING PARALLEL WITH AND 1.00 FOOT WEST OF AN EXISTING 6.00 FOOT CHAINLINK FENCE AND SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF THE NORTH 1/2 OF LOTS 14 AND 15 OF SAID J.I. KELLEM'S SUBDIVISION; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTH 1/2 OF LOTS 14 AND 15 OF SAID J.I. KELLEM'S SUBDIVISION 205.00 FEET; THENCE NORTH 00°33'46" EAST TO THE SOUTH RIGHT-OF-WAY OF SAID SOUTH MARKET AVENUE, SAID POINT BEING 205.00 FEET WESTERLY FROM THE EAST LINE OF THE HEREIN-DESCRIBED PARCEL; THENCE SOUTH 89°53'04" EAST ALONG THE SOUTH RIGHT-OF-WAY OF SAID SOUTH MARKET AVENUE A DISTANCE OF 205.00 FEET TO THE POINT OF BEGINNING, LESS THE EAST 104.50 FEET OF THE NORTH 188.00 FEET THEREOF.

ALSO DESCRIBED AS:

THE WEST 205 FEET OF THE EAST 720 FEET OF THE NORTH 1/2 OF LOTS 13, 14, AND 15, OF J.I. KELLEM'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 85, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THEREOF THE EAST 104.50 FEET OF THE NORTH 200 FEET THEREOF, AND LESS AND EXCEPTING THEREOF THE 12 FEET LYING IMMEDIATELY SOUTH OF AND ADJACENT TO THE RIGHT-OF-WAY OF SOUTH MARKET AVENUE, ST. LUCIE COUNTY, FLORIDA.

CERTIFIED TO:

MIR TRANSAMERICA LLC, a Florida Limited Liability Company
PONCE DE LEON TITLE SERVICES, INC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

LEGEND

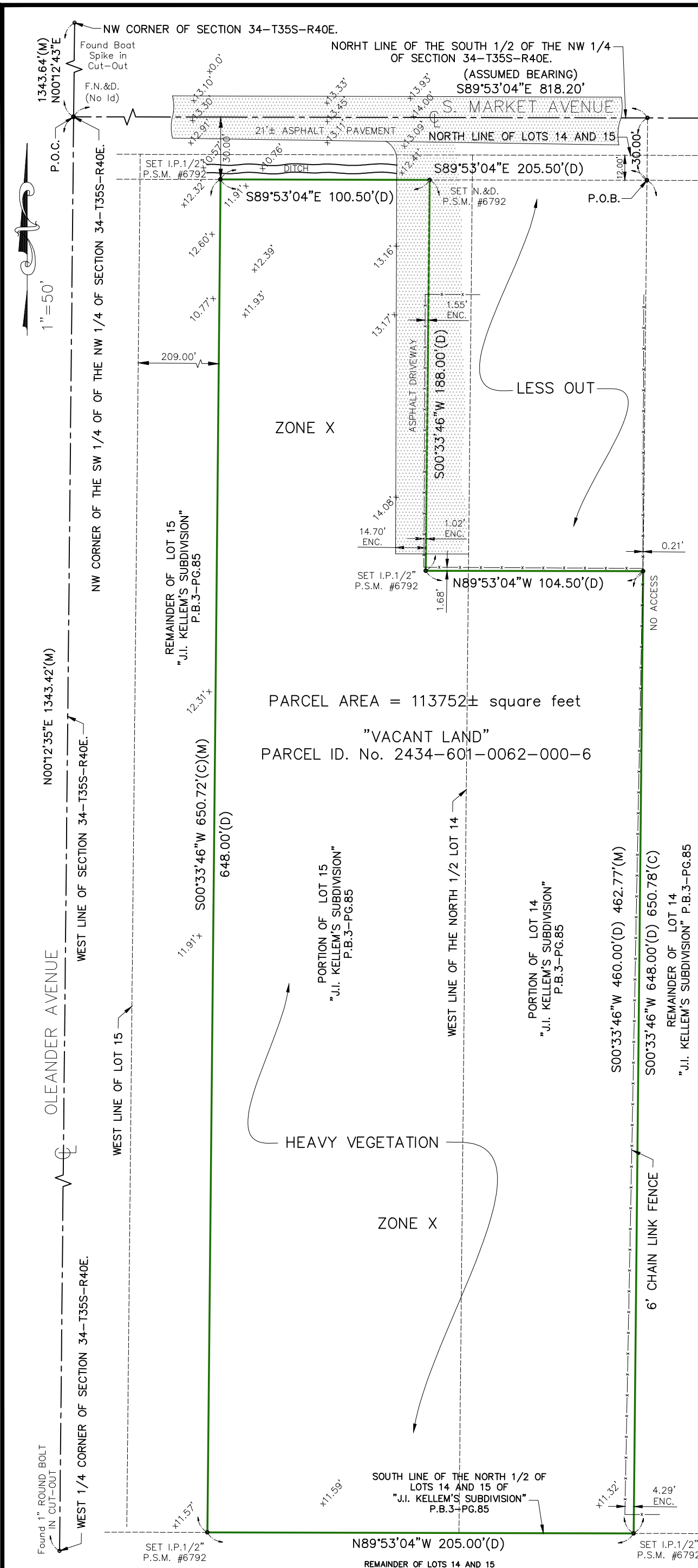
⊕	CENTER LINE	PB.	PLAT BOOK
(D)	DEED	PG.	PAGE
E	EAST	P.O.C.	POINT OF COMMENCEMENT
ENC.	ENCROACHMENT	P.O.B.	POINT OF BEGINNING
F.N.&D.	FOUND NAIL AND DISC	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
(M)	MEASURED		PROPERTY LINE
N	NORTH	S	SOUTH
N.G.S.	NATIONAL GEODETIC SURVEY	SET I.P.	SET IRON PIPE
N.A.V.D.	NATIONAL AMERICAN VERTICAL DATUM	W	WEST

GENERAL NOTES:

- LEGAL DESCRIPTION USED TO PERFORM THIS SURVEY WAS SUPPLIED BY OTHERS. THIS SURVEY DOES NOT DETERMINE OR IS NOT TO IMPLY OWNERSHIP.
- THIS SURVEY ONLY SHOWS ABOVE GROUND IMPROVEMENTS. UNDERGROUND UTILITIES, FOOTINGS, OR ENCROACHMENTS ARE NOT LOCATED ON THIS SURVEY MAP.
- IF THERE IS A SEPTIC TANK, WELL OR DRAIN FIELD ON THIS SURVEY, THE LOCATION OF SUCH ITEMS WAS SHOWN TO US BY OTHERS AND THE INFORMATION WAS NOT VERIFIED.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
- THE LANDS SHOWN HEREIN WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- WALL TIES ARE TO THE FACE OF THE WALL.
- FENCE OWNERSHIP NOT DETERMINED.
- BASIS OF BEARING (ASSUMED) ALONG THE CENTER LINE OF S. MARKET AVENUE.
- DIMENSIONS SHOWN ARE PLATTED AND MEASURED UNLESS OTHERWISE SHOWN.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYOR'S EMBOSSED SEAL.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- N.G.S. BENCHMARKS Y-403 ELEVATION 13.45' N.A.V.D. 88, X-403 ELEVATION 12.71' N.A.V.D. 88.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- THIS BOUNDARY SURVEY IS EXCLUSIVE FOR THE USE PARTIES TO WHOM IT IS CERTIFIED. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- THIS SURVEY SHALL NOT BE USED FOR CONSTRUCTION/PERMITTING PURPOSES WITHOUT WRITTEN CONSENT FROM THE LAND SURVEYOR WHO HAS SIGNED AND SEAL THIS SURVEY.

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

SIGNED _____ FOR THE FIRM
EFRAIN LOPEZ P.S.M. No.6792 STATE OF FLORIDA
NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.



SHEET 1 OFF 1	COMMUNITY NUMBER: 120285		PANEL NUMBER: 0189		DATE OF FIRM: 02/19/2020	
	SUFFIX: K	FIRM ZONE: X	BASE FLOOD ELEVATION: N/A		SCALE: 1"=50'	
	DRAWN BY: LISSY		DATE: 11/19/2022		REVISED: E.L.	
				JOB No. B-61621		

E. LOPEZ
SURVEYORS AND MAPPERS CORP.
 ADDRESS: 13801 SW 10th TERRACE
 MIAMI, FLORIDA 33184
 PHONE: (786) 416-4026
 lopez-efrain@live.com

Property Identification

Site Address: S MARKET AVE Use Type: 4000	Parcel ID: 2434-601-0062-000-6 Jurisdiction: Saint Lucie County	Account #: 33465 Map ID: 24/34N	Sec/Town/Range: 34/35S/40E Zoning: Industrial
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Ownership

Mir Transamerica LLC
2600 S Douglas RD Ste 801
Coral Gables, FL 33134-6149

Legal Description

KELLEM'S S/D W 145 FT OF N 1/2 OF LOT 14-LESS E 104.5 FT OF N 200 FT- AND E 60 FT OF N 1/2 OF LOT 15-LESS N 12 FT AS IN OR 384-202- (2.60 AC)

Current Values

Just/Market: \$411,400	Assessed: \$411,400	Year
Exemptions: \$0	Taxable: \$411,400	2024 \$411,400
		2023 \$411,400
		2022 \$229,200

Historical Values 3-year

Assessed	Exemptions	Taxable
\$411,400	\$0	\$411,400
\$411,400	\$0	\$411,400
\$229,200	\$0	\$229,200

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
09-26-2022	4894 / 0176	0001	WD	S Market Ave LLC	\$725,000
10-25-2021	4715 / 0470	0002	WD	Baker Carolyn	\$320,000
09-21-1987	0686 / 0035	XX01	QC	Baker Christopher J	\$100

Primary Building Information

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

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	2.6
Land Size (SF):	113,194
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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