

This instrument was prepared by:
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Doumar, Allsworth, et al
1177 Southeast Third Avenue
Fort Lauderdale, Florida 33316-1197

Return to:
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Parcel ID Number: 2324-132-0001-000-4

WARRANTY DEED

THIS INDENTURE, Made effective on December 11, 2024 A.D., **Between R.V. DEVELOPMENT, LLC**, a Florida limited liability company, whose address is 547 Wash Roberts Ln., Mc Minnville, TN 37110, **Grantor**, and FL St Lucie 95, LLC, a Michigan limited liability company, whose address is: 25000 Assembly Park Dr., Wixom, MI 48393, **Grantee**.

WITNESSETH that the Grantor, for and in consideration of the sum of TEN & NO/100 (\$10.00) Dollars, and other good and valuable consideration to Grantor in hand paid by 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 the County of ST. LUCIE, State of Florida, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"

SUBJECT TO:

- (1) Comprehensive land use plans, zoning and other land use restrictions, prohibitions and requirements imposed by governmental authority;
- (2) public utility easements of record; and
- (3) Taxes for the 2025 tax year and subsequent years.

AND the Grantor hereby covenants with the Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; and that Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither the Grantor nor any member of the household of the Grantor reside thereon. Grantor's address is listed above.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

**EXHIBIT A
LEGAL DESCRIPTION**

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 LYING WESTERLY OF I-95 RIGHT-OF-WAY IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR PETERS ROAD.

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 24; THENCE NORTH 00° 05'18" WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 24 (BEARING BASIS), A DISTANCE OF 715.97 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89°41'47" EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 00°05'18"W, ALONG THE EAST RIGHT-OF-WAY LINE OF PETERS ROAD, A DISTANCE OF 594.61 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY NORTH 89°48'34" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, A DISTANCE OF 618.19 FEET; THENCE SOUTH 03°54'42" WEST, ALONG THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 95(I-95), A DISTANCE OF 246.06 FEET; THENCE CONTINUE ALONG THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 95(I-95), SOUTH 09°35'09" WEST, A DISTANCE OF 359.05 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°41'47" WEST ALONG SAID NORTH LINE OF THE SOUTH 715.96 FEET, A DISTANCE OF 540.70 FEET TO THE POINT OF BEGINNING.