

Prepared by and return to:

Raul G. Mendoza, Esq.  
RAUL G. MENDOZA, P.A.  
2525 Ponce De Leon Blvd Suite 300  
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.

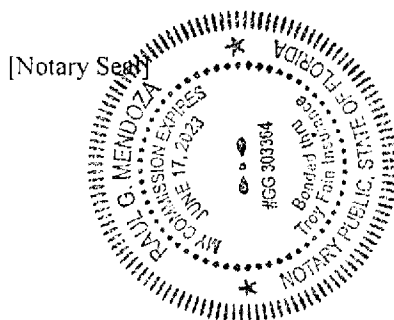
Signed, sealed and delivered in our presence:

*[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