

This Instrument Prepared By/Return To:

Amy J. Moniz, Esquire
CRARY BUCHANAN, P.A.
759 S.W. Federal Highway, Suite 106
Stuart, Florida 34994
(772) 287-2600

Our File No. AM-26354.2-L

SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 21 day of August 2024, between DXJXM, LLC, a Florida limited liability company, whose mailing address is 12301 SW 69th Court, Pinecrest, Florida 33156, hereinafter called the Grantor*, and Larch Avenue – DB4 LLC, a Florida limited liability company, whose mailing address is 530 36th Street, West Palm Beach, FL 33407, hereinafter called the Grantee*

**"Grantor" and "Grantee" are used for singular and plural, as context requires.

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, and Grantee's heirs and assigns forever, all that certain land situate in St. Lucie County, Florida, to-wit:

A parcel of land lying and being in St. Lucie County, Florida, being more particularly described as follows:

The West 170 feet and the East 25 feet of that certain property located in Fort Pierce, St. Lucie County, Florida, more particularly described as follows:

That part lying East of the East right of way of U.S. Highway 1 (Florida Highway No. 5) of the South 110 feet of the North 610 feet of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 15, Township 35 South, Range 40 East, lying and being in St. Lucie County, Florida,

Together with a Non-Exclusive Right of Ingress and Egress over and across the entranceway.

THIS CONVEYANCE IS SUBJECT TO: (a) zoning, restrictions, prohibitions, and other requirements imposed by governmental authority; (b) restrictions and matters appearing on the plat or otherwise common to the subdivision; (c) public utility easements of record; and (d) taxes for the year 2024 and subsequent years.

PARCEL I.D.# 2415-341-0005-000-3 and 2415-341-0005-020-9

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

And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through, or under said Grantor, but against no others.

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:

Claire Olivier, Witness
Print: Claire Olivier
Address: 314 Main St
Southwest Harbor ME 04679

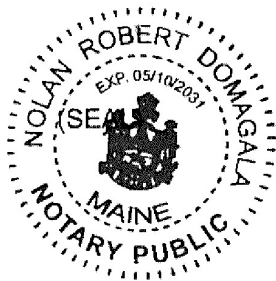
DXJXM, LLC, a Florida limited liability company
By: [Signature]
R. Eric Thyre, Manager

Samantha Higgins, Witness
Print: Samantha Higgins
Address: 314 Main St
Southwest Harbor ME 04679

STATE OF MAINE

COUNTY OF Hancock

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of August, 2024, by R. Eric Thyre, as Manager of DXJXM, LLC, a Florida limited liability company, on behalf of the company, [] who is personally known to me or [] who has produced Driver's License as identification.



[Signature]
Notary Public
Print Name: Nolan Domagala
My Commission Number: _____
My Commission Expires: 5/10/2031

Nolan Robert Domagala
Notary Public, State of Maine
My Commission Expires May 10, 2031