

This instrument was prepared by:
John H Adair III, Esq.
Doumar, Allsworth, et al
1177 Southeast Third Avenue
Fort Lauderdale, Florida 33316-1197

Return to:
Drew Melville, Esq.
Clark Hill, PLC
101 NE 3rd Avenue, Suite 1500
Fort Lauderdale, Florida 33301

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.

Prepared by, and after recording
return to:

Stephanie Kane, Esq.
c/o Bradley Arant Boult Cummings LLP
1001 Water Street, Suite 1000
Tampa, FL 33602

Special Warranty Deed

LD Real Estate, LLC, a Delaware limited liability company ("**Grantor**"), whose post office address is c/o Lazydays Holdings, Inc., 4042 Park Oaks Boulevard, Suite 350, Tampa, Florida 33610, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid to Grantor by FL ST LUCIE 95, LLC, a Michigan limited liability company ("**Grantee**"), whose post office address is 25000 Assembly Park Dr., Wixom, Michigan 48393, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, BARGAIN, AND SELL to Grantee the real property described in **Exhibit A** attached hereto and made a part hereof, together with all buildings and other improvements situated thereon, all fixtures and other property affixed thereto and all right, title and interest of Grantor (if any) in and to adjacent streets, alleys and rights-of-way, subject only to the encumbrances described in **Exhibit B** attached hereto and made a part hereof (collectively, the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the herein described property in fee simple, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through, or under Grantor, but against no other, subject, however, to the Permitted Encumbrances.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of June 4, 2025.

Signed, sealed, and delivered in the presence of:

Witness #1:

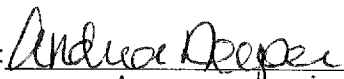
Sign: 

Print Name: Kat Kearney

Witness #1 Address:

4042 Park Oaks Blvd Suite 350
Tampa FL 33610

Witness #2:

Sign: 

Print Name: Andrea Neepes

Witness #2 Address:

4042 Park Oaks Blvd. Suite 350
Tampa, FL 33610

GRANTOR:

LD Real Estate, LLC,
a Delaware limited liability company

By: EDRV Holdings Corp., its manager

By: 

Its: Ronald K. Fleming

Title: Interim Chief Executive Officer

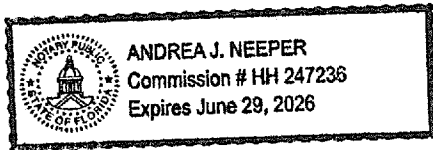
[Acknowledgement Appears on the Following Page]

ACKNOWLEDGMENT

STATE OF FLORIDA)
) SS.
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of June, 2025, by Ronald K. Fleming, as Interim Chief Executive Officer of LDRV Holdings Corp., the Manager of LD REAL ESTATE, LLC, on behalf of said entities, who is personally known to me or has produced _____ as identification.

[SEAL]



Andrea J. Neeper
NOTARY PUBLIC, State of Florida
Name: Andrea J. Neeper
Serial No. HH247236

Exhibit A

Legal Description

PARCEL 1

The West 3/4 of the North half of the Northwest quarter of the Northeast quarter, **LESS** Road and Canal Rights of Way for I-95; White Road, and also the Southwest quarter of the Northwest quarter of the Northeast quarter, **LESS** road rights of way for I-95 and **LESS** the South 125 feet of the West 375 feet thereof, all lying and being in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

PARCEL 2

Begin at the SW corner of the SW 1/4 of the NW 1/4 of the NE 1/4 of Section 24, Township 35 South, Range 39 East; thence run North 125 feet; thence East 375 feet; thence South 125 feet; thence West 375 feet to the Point of Beginning, **LESS AND EXCEPTING** therefrom all existing rights of way for public road and drainage canals. all lying and being in St. Lucie County, Florida.

AND

LESS AND EXCEPT the parcel for public right of way purposes conveyed in that certain Special Warranty Deed recorded in Official Records Book 4907, Page 348, of the Public Records of St. Lucie County, Florida.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2025 and subsequent years.
2. Ordinance No. 86-31 recorded May 22, 1986 in Official Records Book 501, Page 642, of the Public Records of St. Lucie County, Florida.
3. Resolution No. 90-80 recorded April 10, 1990 in Official Records Book 686, Page 58, of the Public Records of St. Lucie County, Florida.
4. Ordinance No. J-104 recorded May 20, 1994 in Official Records Book 901, Page 1459; as corrected by Ordinance No. J-122 recorded October 24, 1994 in Official Records Book 926, Page 56, of the Public Records of St. Lucie County, Florida.
5. Ordinance No. 21-004 recorded in Official Records Book 4612, Page 1524, of the Public Records of St. Lucie County, Florida.
6. Declaration of Unity of Title recorded in Official Records Book 4738, Page 343, as corrected by the Corrective Declaration of Unity of Title recorded in Official Records Book 4836, Page 2275, as affected by the Partial Release of Declaration of Unity of Title recorded in Official Records Book 4867, Page 2920, in the Public Records of St. Lucie County Florida.
7. Notice of Environmental Resource Permit recorded in Official Records Book 4812, Page 1803, of the Public Records of St. Lucie County, Florida.
8. Utility Easement recorded in Official Records Book 5086, Page 1520, of the Public Records of St. Lucie County, Florida.
9. Amended and Restated Road Impact Fee Agreement recorded July 12, 2024 in Official Records Book 5177, Page 1146, of the Public Records of St. Lucie County, Florida.