

Prepared by and return to:

Robert A. Burson  
Attorney at Law  
Robert A. Burson, P.A.  
Post Office Box 1620  
Stuart, FL 34995  
772-286-1616  
File Number: 23-016  
Will Call No.:

Parcel Identification No. 2412-501-0002-000/3

# 1,250,000.00

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 27th day of June, 2023 between Cambridge Square Investments LLC, a New Jersey limited liability company whose post office address is 235 Lakeview Ave., Clifton, NJ 07011 of the County of Passaic, State of New Jersey, grantor\*, and BLISS FORT PIERCE LLC, a Florida limited liability company whose post office address is 13780 International Drive South, Orlando, FL 32821 of the County of Orange, State of Florida, grantee\*,

**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:

All of Block 1, SURFSIDE UNIT ONE, according to the map or plat thereof as recorded in Plat Book 10, Page 17, Public Records of Saint Lucie County, Florida.

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

**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:

Cambridge Square Investments LLC, a New Jersey limited liability company

*[Signature]*

Witness Name: Deborah Shapley  
As to Aboushi only

Witness Name: [Signature]  
As to Aboushi only

Witness Name: DAVID E. ARBEIT  
As to Strauss only

Witness Name: Nancy Jenkins  
As to Strauss only

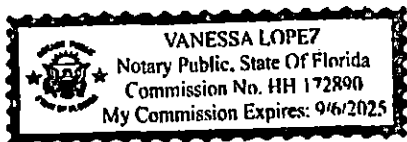
By: *[Signature]*  
Oday Aboushi, Member

By: *[Signature]*  
Michael Strauss, Member

State of Florida  
County of MIAMI-DADE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19th day of June, 2023 by Michael Strauss, Member of Cambridge Square Investments LLC, a New Jersey limited liability company, on behalf of the company, who  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



*[Signature]*  
Notary Public

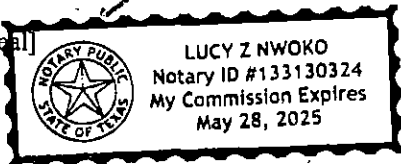
Printed Name: Vanessa Lopez

My Commission Expires: 9-6-2025

State of Texas  
County of COLLIN

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21st day of June, 2023 by Oday Aboushi, Member of Cambridge Square Investments LLC, a New Jersey limited liability company, on behalf of the company, who  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



*[Signature]*  
Notary Public

Printed Name: LUCY NWOKO

My Commission Expires: MAY 28, 2025