

PREPARED BY AND RETURN TO:

David N. Sowerby, Esq.
DAVID N. SOWERBY, P.L.
2940 South 25th Street
Fort Pierce, FL 34981

Parcel I.D No. 2417-322-0001-000/2

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Special Warranty Deed

THIS CONVEYANCE IS MADE PURSUANT TO THE EXERCISE BY THE GRANTEE OF ITS RIGHT TO PURCHASE UNDER THAT CERTAIN OPTION TO PURCHASE AGREEMENT RECORDED IN O.R. BOOK 4420, PAGE 1313 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. UPON THE RECORDING OF THIS SPECIAL WARRANTY DEED, THE OPTION TO PURCHASE AGREEMENT SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH AND TERMINATED.

This Special Warranty Deed made this 16th day of June 2021 between **INDIAN RIVER PRESBYTERIAN CHURCH, INC.**, a Florida non-profit corporation, (successor by merger with **FIRST PRESBYTERIAN CHURCH**, a Florida not for profit corporation), whose post office address is **2499 Virginia Avenue, Fort Pierce, FL 34982**, Grantor, and **GRACE WAY VILLIAGE, INC.**, a Florid non-profit corporation, whose post office address is **1780 Hartman Road, Fort Pierce, FL 34982**, 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 the Grantor, for and in consideration of the sum of \$10.00 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 successors and assigns forever, the following described land, (hereinafter "Property") situate, lying and being in the County of St. Lucie, State of Florida, to wit:

The North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 35 South, Range 40 East, less the West 45 feet for road right-of-way, St. Lucie County, Florida.

LESS AND EXCEPT the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 35 South, Range 40 East, less the North 78 feet and the West 25 feet and the East 25 feet.

AND LESS AND EXCEPT that portion conveyed to St. Lucie County in Official Records Book 997, Page 2204, of the Public Records of St. Lucie County, Florida.

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 warrants the title to said land against the lawful claims of all persons claiming by or through the Grantor.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

[EXECUTED ON FOLLOWING PAGE]

Signed, sealed and delivered in our presence:

INDIAN RIVER PRESBYTERIAN CHURCH, INC., a Florida non-profit corporation.

[Signature]

By: [Signature]
BARRY KEIM, President

Witness Name: [Signature]

[Signature]

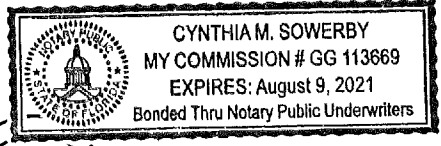
Witness Name: [Signature]

State of Florida
County of St. Lucie

THE FOREGOING INSTRUMENT was acknowledged before me, by physical presence or online notarization, this 16th day of June 2021, by BARRY KEIM, as President of INDIAN RIVER PRESBYTERIAN CHURCH, INC., a Florida non-profit corporation, who is personally known to me, or who produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public



Office of
Clerk
of
Circuit
Court
Copy

**CERTIFICATE AS TO CORPORATION RESOLUTIONS
OF
INDIAN RIVER PRESBYTERIAN CHURCH**

The undersigned, as Vice President of INDIAN RIVER PRESBYTERIAN CHURCH, a Florida not for corporation (hereinafter "Corporation"), hereby certifies that the Corporation is a duly incorporated, validly existing corporation in good standing under the laws of the State of Florida, and by the unanimous consent of the Board of Directors of the Corporation, and the following resolutions were adopted on February 24 2020, and the same have not been revoked, canceled, annulled or amended in any manner and are in full force and effect on the date hereof:


BE IT RESOLVED, that the Corporation sell the real property located at 1780 Hartman Road, Fort Pierce, FL 3498 to Grace Way Village, Inc., subject to congregational approval; and

BE IT FURTHER RESOLVED, that the Corporation execute and deliver any and all documents reasonably required by the closing agent or the SBA to facilitate the sale; and

BE IT FURTHER RESOLVED, that BARRY KEIM, as President, is authorized to execute any and all documents on behalf of the Corporation.

The undersigned further certifies that at a duly called meeting of the congregation of the Corporation on May 6, 2020, called for the purpose of approving the sale of the property located at 1780 Hartman Road, Fort Pierce, FL 3498 to Grace Way Village, Inc., the covenant partners approved the sale without a dissent.

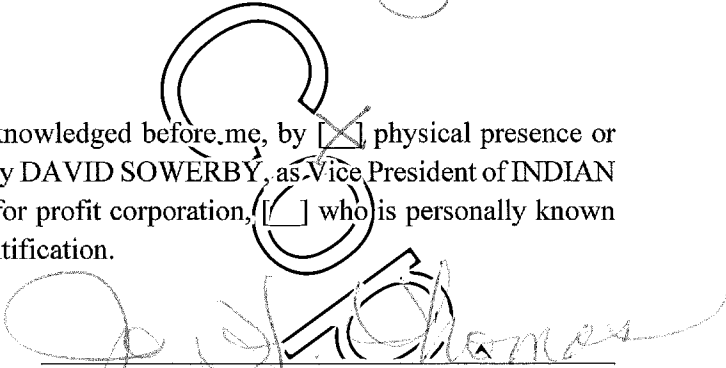
IN WITNESS WHEREOF, I have set my hand, this 16th day of June 2021



DAVID SOWERBY, Vice President

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT was acknowledged before me, by physical presence or online notarization, this 16th day of June 2021 by DAVID SOWERBY, as Vice President of INDIAN RIVER PRESBYTERIAN CHURCH, a Florida not for profit corporation, who is personally known to me, or who produced a driver's license as identification.



Notary Public

