

Prepared by and return to:

Stacy Consalvo
Treasure Coast Title & Escrow, LLC
426 Avenue A
Fort Pierce, FL 34950
(772) 461-7190
File No. 25-088

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Warranty Deed

This Warranty Deed made this 23rd day of January, 2026 between Habitat for Humanity St. Lucie & Okeechobee, Inc., a Florida non-profit corporation whose post office address is 702 S. 6th Street, Ft. Pierce, FL 34950, grantor, and Carriagegate LLC, a California Limited Liability Company whose post office address is C/O Old Republic Exchange Company, 1990 N. California Blvd., Suite 1070, Walnut Creek, CA 94596, 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, situated, lying and being in St. Lucie County, Florida to-wit:

All of Block E, Collier's Subdivision, according to the plat thereof, as recorded in Plat Book 4, Page 63A and formerly recorded in Plat Book 4, page 63 of the Public Records of St. Lucie County, Florida, excepting therefrom the following described property and less and excepting all road rights of way and easements:

Beginning at the intersection of the West line of Block E, Collier's Subdivision, according to the plat thereof, as recorded in Plat Book 4, Page 63A and formerly recorded in Plat Book 4, page 63 of the Public Records of St. Lucie County, Florida, and the Northerly right of way line of Okeechobee Road, said right of way being 33 feet distant from the centerline of Okeechobee Road as measured at right angles thereto; run thence North along the West line of said Block E of Collier's Subdivision, 157.6 feet; thence East 23.9 feet; thence South 40° 10' East 104.7 feet to the Northerly right of way line of Okeechobee Road; thence South 49° 37' West along the Northerly right of way line of Okeechobee Road, 119.9 feet to the Point of Beginning.

And Also

All that part of Block F, Collier's Subdivision, according to the plat thereof, as recorded in Plat Book 4, Page 63A and formerly recorded in Plat Book 4, page 63, of the Public Records of St. Lucie County, Florida, lying East of and adjacent to the East line of Block E of said Collier's Subdivision, more particularly described as follows:

Beginning at a point where the East line of Block E of said Collier's Subdivision intersects the North right of way line of Okeechobee Road, run Northerly along said East line of said Block E, 496.81 feet, more or less, to the Northeast corner of said Block E, then run East 50.42 feet, more or less, to the East line of Block F, then run Southerly on the East line of said Block F, 453.13 feet, more or less, to the North right of way line of Okeechobee Road, then run Southwesterly along said North right of way line 67.4 feet, more or less, to the Point of Beginning; less and except all road rights of way and easements.

Parcel Number: 2417-504-0036-000-4

SUBJECT TO restrictions, reservations, limitations, and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same, and taxes for the year 2026 and subsequent years.

2026

Grantee is an Exchange Accommodation Titleholder, which is a "holding entity" whose sole purpose is to acquire title on behalf of the real party in interest, in a tax deferred exchange under § IRC 1031 and Rev. Proc. 2000-37.

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 .

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:

Habitat for Humanity St. Lucie & Okeechobee, Inc., a Florida non-profit corporation

Stacy Ewing Consalvo
Witness
Printed Name: Stacy Ewing Consalvo
P.O. Address: 426 Avenue A
Ft Pierce FL 34950

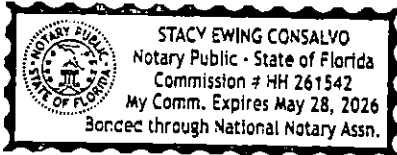
By: Robert D. Calhoun
Robert D. Calhoun, Executive Director

Paula S. Vance
Witness
Printed Name: Paula S. Vance
P.O. Address: 426 Ave. A
Ft. Pierce, FL 34950

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of January, 2026 by Robert D. Calhoun, Executive Director of Habitat for Humanity St. Lucie & Okeechobee, Inc., a Florida non-profit corporation, on behalf of said corporation, who is personally known or has produced a driver's license as identification.

[Seal]



Stacy Ewing Consalvo
Notary Public
Print Name: _____
My Commission Expires: _____

COPIES

CERTIFIED COPY OF CORPORATE RESOLUTION

THE UNDERSIGNED OFFICER of HABITAT FOR HUMANITY ST. LUCIE & OKEECHOBEE, INC., a Florida not for profit corporation, ("Corporation"), does hereby certify that the following is a true and correct copy of a resolution duly and unanimously adopted by the Directors of the Corporation pursuant to written agreement and authorization:

BE IT RESOLVED, that the Corporation is hereby authorized to enter into the sale of certain real property pursuant to that certain Contract for Sale and Purchase with JR BRANN PROPERTIES, LLC, a Florida limited liability company, as Buyer, for a purchase price of \$1,100,000.00, and the Corporation hereby acknowledges that Buyer intends to effectuate a tax-deferred exchange pursuant to Section 1031 of the Internal Revenue Code, and further authorizes the Corporation to convey title to the subject property directly to Carriagegate, LLC, a California limited liability company, or such other qualified exchange entity designated by Buyer, without any increase in liability or cost to the Corporation.

BE IT FURTHER RESOLVED that ROBERT D. CALHOUN, as Executive Director of the Corporation, be, and he is, hereby authorized and directed to execute and deliver on behalf of the Corporation any and all papers required to complete the sale transaction.

BE IT FURTHER RESOLVED that ROBERT D. CALHOUN, as Executive Director, shall negotiate all terms and conditions as said officer shall determine to be in the best interest of this Corporation, with the signature of said officer to be conclusive evidence of such determination and of the authority of said officer to execute and deliver the same.

THE UNDERSIGNED OFFICER FURTHER CERTIFIES that the foregoing Directors' resolution was duly and regularly enacted pursuant to a written consent of the board of Directors for that purpose and in accordance with the articles of incorporation and by-laws of the Corporation and the laws of the State of Florida; that the Directors of the Corporation have full power and authority to bind the Corporation pursuant thereto; and that the resolution is in full force and effect as of the date of this Certificate and has not been altered, modified, or rescinded.

COPY

THE UNDERSIGNED OFFICER FURTHER CERTIFIES that he is the duly elected and acting Executive Director of the Corporation, and that the specimen signature set opposite his name below is his genuine signature:

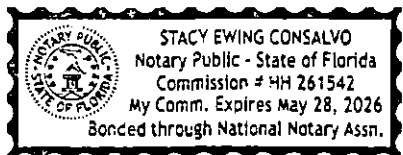
Officers
Executive Director

Robert D. Calhoun
ROBERT D. CALHOUN

IN WITNESS WHEREOF, I have affixed my name in my capacity as the officer of the Corporation set forth below my signature, and I have affixed the corporate seal of the Corporation to this certificate as of this 23rd day of January, 2026.

Robert D. Calhoun
ROBERT D. CALHOUN, Executive Director

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of January, 2026, by ROBERT D. CALHOUN, as Executive Director of HABITAT FOR HUMANITY ST. LUCIE & OKEECHOBEE, INC., a Florida not for profit corporation. He is personally known to me or has produced a driver's license as identification.



Stacy Ewing Consalvo
Notary Public
My Commission No.:
My Commission Expires:

COPIES