

Prepared by and return to:  
Frank H. Fee, IV, Esquire  
Fee & Fee PLLC  
426 Avenue A  
Fort Pierce, FL 34950  
(772) 461-5020  
File Number:  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 12th day of April, 2023 between ANGLER'S LANDING LLC, a Florida limited liability company, whose post office address is PO Box 1, Palm City, FL 34991, grantor, and **1004-1010 Seaway Dream Team, LLC**, a Florida limited liability company, whose post office address is c/o 224 West 35<sup>th</sup> Street, 11<sup>th</sup> Floor, New York, NY 10001, 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, situate, lying and being, in **Saint Lucie County, Florida** to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

Parcel Identification Number: 2402-142-0005-000-2

**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 2023 and subsequent years.

**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 12/31/2023.

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:

[Signature]  
Witness  
Printed Name: Deanna Campbell

[Signature]  
Witness  
Printed Name: Ashley Gonzalez

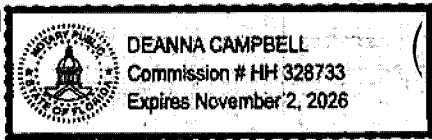
**ANGLER'S LANDING LLC, a Florida limited liability company**

By: [Signature]  
**WILLIAM HARRIS, Managing Member**

State of **FLORIDA**  
County of St. Lucie

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10 day of April, 2023 by **WILLIAM HARRIS**, as **Managing Member of ANGLER'S LANDING LLC**, a Florida limited liability company, who  is personally known or  has produced a driver's license as identification.

[Seal]



[Signature]  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

ORIGINAL COPY

**EXHIBIT "A"**

Commencing at the Northwest corner of the tract of land on Causeway Island excepted from the description of "Declaration of Abandonment" from the United States of America to the Fort Pierce Financing and Construction Company, as the same is recorded in Deed Book 152, Page 380, of the Public Records of St. Lucie County, Florida, run thence North 64 degrees 52 minutes East, 43.8 feet, to the East face of concrete coping on steel pile bulkhead; thence South 31 degrees 6 minutes East along the East face of said concrete coping 14.5 feet; thence South 27 degrees 24 minutes East continuing along said East face of concrete coping 17.3 feet to the North shore of Causeway Island; thence North 85 degrees 6 minutes East, along the North shore of Causeway Island, 100.88 feet to the Point of Beginning of the lands herein described:

From said Point of Beginning, continue North 85 degrees 06 minutes East along the North shore of Causeway Island, 101.52 feet, to an iron pipe; thence South 13 degrees 47 minutes West, 247.0 feet, to an iron pipe on the North right-of-way line of State Road A-1-A (Seaway Drive); thence North 70 degrees 18 minutes West along the North right-of-way line of State Road A-1-A, 100.0 feet; thence North 14 degrees 38 minutes East 204.48 feet, to the Point of Beginning, including riparian rights. Being located in Section 2, Township 35 South, Range 40 East, and being accreted from a parcel of land in Section 1, Township 35 South, Range 40 East, in the City of Fort Pierce, St. Lucie County, Florida.

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