

Prepared by and return to:

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(Space above this line reserved for recording office use only)

WARRANTY DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: 233 CITY ISLAND LLC, a New York limited liability company
101 City Island Avenue
Bronx, NY 10464

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: SCAVELLO MANAGEMENT LLC, a Florida limited liability company
101 City Island Avenue
Bronx, NY 10464

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

No documentary stamps are due and owing as there was no consideration. This is a transfer to a wholly-owned LLC.

SUBJECT TO comprehensive land use plans, zoning, restrictions, prohibitions, and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record; and taxes for the year 2020 and subsequent years.

The Property Appraiser's Parcel Identification Number is 1433-431-0001-000-4.

5. CONSIDERATION

There is no consideration. This is a transfer from a wholly-owned LLC to another wholly-owned LLC.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

7. WARRANTY

I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever except for covenants, reservations, restrictions and easements of record.

Executed on this 6th day of August, 2020.

233 CITY ISLAND LLC, a New York
limited liability company

By: Paul Scavello
PAUL SCAVELLO, Manager

Signed in the presence of:

Mike Scavello
Print Name: Mike Scavello
Witness

Signed in the presence of:

Martha C. Castro
Print Name: MARTHA C. CASTRO
Witness

STATE OF NEW YORK

COUNTY OF Queens

The foregoing instrument was acknowledged before me by means of ☐ physical appearance or ☐ online notarization on this 6th day of August, 2020, by PAUL SCAVELLO, as Manager of 233 CITY ISLAND LLC, a New York limited liability company, who is personally known to me or has produced his Driver's License as identification and did take an oath and state: he is the individual described in and who executed the foregoing for the purposes therein expressed.

Martha C. Castro
Notary Public, State of New York
My Commission Expires:

MARTHA C. CASTRO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6306597
Qualified in Queens County
My Commission Expires June 23, 2022

EXHIBIT "A"

LEGAL DESCRIPTION

COMMENCE AT THE NE CORNER OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID POINT BEING A 1 INCH IRON PIPE; THENCE RUN S. $88^{\circ}21'15''$ W. A DISTANCE OF 109.28 FEET TO THE SE CORNER OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN S. $89^{\circ}11'58''$ W. ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 996.14 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NO. C-25 (BELCHER CANAL) AND FORT PIERCE FARMS WATER CONTROL DISTRICT CANAL NO. 1; THENCE, MEANDERING ALONG SAID EASTERLY RIGHT OF WAY LINES OF CANAL NO. C-25 AND CANAL NO. 1, RUN N. $20^{\circ}50'01''$ W. A DISTANCE OF 31.57 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N. $20^{\circ}50'01''$ W. A DISTANCE OF 75.75 FEET THENCE RUN N. $34^{\circ}11'17''$ W. A DISTANCE OF 349.49 FEET; THENCE RUN N. $23^{\circ}35'16''$ W. A DISTANCE OF 248.22 FEET; THENCE RUN N. $00^{\circ}30'17''$ W. A DISTANCE OF 44.47 FEET; THENCE, LEAVING THE SAID EAST RIGHT OF WAY LINE OF CANAL NO. 1, RUN N. $89^{\circ}07'15''$ E. A DISTANCE OF 575.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NW, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF SANDRIDGE ROAD (FORMERLY OLD U.S. 1 AND STATE ROAD NO. 4, BEING 66 FEET WIDE); THENCE RUN SOUTHWESTERLY ALONG THE SAID CURVE, HAVING AN INTERIOR ANGLE OF $67^{\circ}04'31''$, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 29.27 FEET AND A LONG CHORD OF S. $38^{\circ}30'35''$ W. A DISTANCE OF 27.62 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE RUN SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY, ALONG THE SAID CURVE, HAVING AN INTERIOR ANGLE OF $137^{\circ}17'08''$, A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 143.77 FEET AND A LONG CHORD OF S. $04^{\circ}35'44''$ E. A DISTANCE OF 11.78 FEET TO A POINT OF CURVATURE; THENCE RUN S. $07^{\circ}20'00''$ W. A DISTANCE OF 184.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY, ALONG THE SAID CURVE HAVING AN INTERIOR ANGLE OF $33^{\circ}35'57''$, A RADIUS OF 251.60 FEET AND AN ARC LENGTH OF 147.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S. $40^{\circ}55'58''$ W. A DISTANCE OF 251.56 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.