

This Instrument Prepared By:
DENNIS G. CORRICK, ESQ.
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

For Official Use Only
Tax Parcel I.D. # 33390100005017000016.0
33390100005017000017.0
33390100005017000018.0
33390200016002000007.0

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of the 28 day of Dec, 2015, by 10TH AVE SHOPPES, LLC (f/k/a EARRING POINT PROPERTIES, LLC), a Florida limited company, Document Number L01000018401, whose address is 1122 Old Dixie Highway, Suite B-9, Vero Beach, Florida 32960 ("Grantor"), to EARRING POINT GROVES, INC., a Florida corporation, Document Number 290835, whose address is 1122 Old Dixie Highway, Suite B-9, Vero Beach, Florida 32960 ("Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals, and the successors and assigns of trustees, corporations, limited liability companies, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "Land") situate in Indian River County, Florida, and more particularly described in **Exhibit "A"**, attached hereto and made a part hereof.

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.

TITLE NOT EXAMINED BY SCRIVENER

THIS IS A CONVEYANCE OF REAL PROPERTY FOR NO CONSIDERATION FROM A LIMITED LIABILITY COMPANY TO ITS SOLE OWNER. ACCORDINGLY, THIS CONVEYANCE IS EXEMPT FROM THE IMPOSITION OF DOCUMENTARY STAMP TAXES IN ACCORDANCE WITH APPLICABLE FLORIDA CASE LAW.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey the Land and hereby fully warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2014, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

The scrivener of this instrument has not examined title to the Land, has utilized legal descriptions provided by Grantor, and has relied upon the representations of the Grantor that Grantor is the holder of title to the Land. Accordingly, the scrivener disclaims any liability or responsibility which may result from the failure of the Grantor to hold such title in the manner represented.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

M. Sheperd
Print Name: Michelle Sheperd

10TH AVE SHOPPES, LLC, a Florida limited liability company

Dana Apfelbaum
Print Name: Dana Apfelbaum

By: *Gordon A. Michael*
Gordon A. Michael, Manager

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 28 day of December 2015, by GORDON A. MICHAEL, as Manager of 10th Ave Shoppes, LLC, a Florida limited liability company. Said person (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: _____.

DANA APFELBAUM
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # FF131105
EXPIRES 9/27/2018
BONDED THRU 1-888-NOTARY1

Dana Apfelbaum
Print Name: Dana Apfelbaum
Notary Public, State of Florida
Commission No.: FF131105
My Commission Expires: 9/27/2018

EXHIBIT "A"

Legal Description

Parcel ID #s 33390100005017000016.0; 33390100005017000017.0; 33390100005017000018.0

Lots 16, 17 and 18, Block 17, PLAT NO. 2, ROYAL PARK, according to the Plat thereof, recorded in Plat Book 4, Page 79, Public Records of St. Lucie County, Florida; said land now lying and being in Indian River County, Florida.

Parcel ID # 33390200016002000007.0

Lot 7, Block 2, OSCEOLA PARK HOMESITES, according to the plat thereof in Plat Book 3, Page 58, Public Records of St. Lucie County, Florida; said land now lying and being in Indian River County, Florida