3120210080595 RECORDED IN THE RECORDS OF JEFFREY R. SMITH, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL
BK: 3485 PG: 1588, 11/19/2021 4:14 PM D DOCTAX PD $16,275.00

This instrument was prepared by, and after recording return to:
William D. Lawrence, Esq.
Stearns Weaver Miller
Weissler Alhadeff & Sitterson, P.A.
200 East Las Olas Boulevard, Suite 2100
Ft. Lauderdale, FL 33301

Parcel Identification Number:
33-39-01-00027-0030-00001/0.

(Space Above This Line For Recording Data)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this 17th day of November 2021 by **TV 20, LLC**, a Florida limited liability company (formerly known as Treasurevest 27, LLC, a Florida limited liability company) whose mailing address is 3850 20th Street, Vero Beach, Florida 32960 ("**Grantor**") in favor of **VERO STORAGE 1, LLC**, a Florida limited liability company, whose mailing address is 5775 Collins Avenue, #303, Miami Beach, Florida 33140 ("**Grantee**").

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in Indian River County, Florida and fully described as follows:

*SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF.*

TOGETHER with all improvements, fixtures, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to, the Permitted Exceptions listed on **Exhibit "B"**, attached hereto and made a part hereof, taxes for 2021 and subsequent years, not yet due and payable, without intention of creating or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants and covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

[EXECUTION PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

WITNESS
PRINT NAME: Kelli S Beal

WITNESS
PRINT NAME: Bonny Vigrano

GRANTOR:

TV 20 LLC, a Florida Limited Liability Company

By: _____
Jose Prieto, Manager

By: Donna M Prieto
~~Donna~~ Prieto, Manager

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 15 day of ~~December~~ November 2021 by Jose Prieto, a Manager of TV 20 LLC, a Florida Limited Liability Company, on behalf of the Company. He [X] is personally known to me or ☐ presented a _____ as identification.

Signature of Notary Public
Print, Type/Stamp Name of Notary

KELLI S. BEAL
Notary Public - State of Florida
Commission # GG 296237
My Comm. Expires Apr 7, 2023
Bonded through National Notary Assn.

Personally known: X
OR Produced Identification: _____

Type of Identification Produced: _____

[EXECUTION PAGE CONTINUES ON FOLLOWING PAGE]

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 15 day of ~~December~~ November 2021 by Donna Prieto, a Manager of TV 20 LLC, a Florida Limited Liability Company, on behalf of the Company. She [X] is personally known to me or ☐ presented a _____ as identification.

Signature of Notary Public

KELLI S. BEAL
Notary Public - State of Florida
Commission # GG 296237
My Comm. Expires Apr 7, 2023
Bonded through National Notary Assn.

Print, Type/Stamp Name of Notary

Personally known: X
OR Produced Identification:_____

Type of Identification Produced:_____

EXHIBIT "A"

The land referred to herein below is situated in the County of INDIAN RIVER, State of Florida, and described as follows:

Lot 1, Block 3, of DR. RICHARD E. BULLINGTON'S SUBDIVISION, according to the plat filed in the office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 2, Page 5; said land now lying and being in Indian River County, Florida, Less and Excepting: all rights of way of record and specifically the right of way of State Road 60 in Official Record Book 519, Page 605, Less the East 25 feet; the South 25 feet and the West 20 feet. Public Records of Indian River County, Florida.

EXHIBIT "B"

1. Survey prepared by GSS Surveying and Mapping, LLC, dated September 7, 2021, under Job No. 21- 0911, shows the following:

   a. Concrete light pole encroaches on the subject property on the North portion of the subject property.