

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 17<sup>th</sup> 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 20<sup>th</sup> 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: Donna Prieto

## GRANTOR:

TV 20 LLC, a Florida Limited Liability Company

By: \_\_\_\_\_

Jose Prieto, Manager

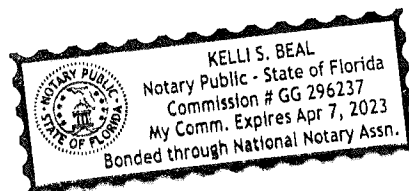
By: \_\_\_\_\_

Donna Prieto, Manager

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15<sup>th</sup> day of November 2021 by Jose Prieto, a Manager of TV 20 LLC, a Florida Limited Liability Company, on behalf of the Company. He ☒ is personally known to me or ☐ presented a \_\_\_\_\_ as identification.

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



Personally known: ☒  
OR Produced Identification: \_\_\_\_\_

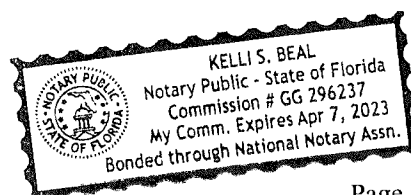
Type of Identification Produced: \_\_\_\_\_

[EXECUTION PAGE CONTINUES ON FOLLOWING PAGE]

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15<sup>th</sup> day of November 2021 by Donna Prieto, a Manager of TV 20 LLC, a Florida Limited Liability Company, on behalf of the Company. She ☒ is personally known to me or ☐ presented a \_\_\_\_\_ as identification.

Signature of Notary Public



Print, Type/Stamp Name of Notary

Personally known: ~~\_\_\_\_\_~~

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.