

Prepared By and Return To:
Supreme Title Solutions, LLC
1410 19th Place
Vero Beach, FL 32960

File No. 15-10-1713

Property Appraiser's Parcel I.D. (folio) Number(s)

WARRANTY DEED

THIS WARRANTY DEED dated July 7, 2016, by BJ's of Vero Beach, LLC, a Florida Limited Liability Company, whose post office address is 290 Champagne Court SW, Vero Beach, FL 32968, hereinafter called the grantor, to 1858 Old Dixie Hwy LLC, a Florida Limited Liability Company, whose post office address is 6174 N. A1A, Vero Beach, FL 32963, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allons, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Indian River County, Florida, to wit:

As shown on Exhibit A which is attached hereto and incorporated herein by reference.

Subject to easements, restrictions, reservations and limitations of record, if any, however, this reference shall not serve to reimpose same.

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: December 31, 2015.

WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

(Witness Signature)
Deana M. Sharland

BJ's of Vero Beach, LLC, a Florida Limited Liability Company

BY: Barbara Falone
Barbara Falone, Managing Member

(Witness Signature)
Patrick S Reynolds

290 Champagne Court SW
(Address)

Vero Beach, FL 32968
(Address)

STATE OF Florida

COUNTY OF Indian River

I, Deana M. Sharland, Notary Public of the County and State first above written, do hereby certify that Barbara Falone as managing Member on behalf of BJ's of Vero Beach, LLC, a Florida Limited Liability Company personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 6th day of July, 2016.

(Signature)
Notary Public

My Commission Expires:

(SEAL)



WARRANTY DEED

(Continued)

EXHIBIT A

Lots 6 and 7, Block 2, KNIGHT'S ADDITION TO EDGEWOOD, according to the Plat thereof, as recorded in Plat Book 3, Page 55, Public Records of St. Lucie County, Florida; said land now lying and being in Indian River County, Florida.

TOGETHER with the Cross Access Easement recorded in Official Records Book 2564, Page 2490, Public Records of Indian River County, Florida.

TOGETHER with Shared Parking Agreements recorded in Official Records Book 1640, Page 994 and Official Records Book 1692, Page 241, Public Records of Indian River County, Florida.

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