

Folio No.: 33-38-03-00001-0090-00001/1)
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This instrument prepared by:)
Anthony J. DiGiore, Esq.)
Levinson, Gritter & DiGiore, LLP)
200 S. Andrews Ave., Suite 903)
Fort Lauderdale, Florida 33301)
)

WARRANTY DEED

THIS WARRANTY DEED made the 2 day of November, 2016 by JOSEPH G. MILLER, individually and as Trustee of the Joseph G. Miller Revocable Living Trust dated October 2, 1986, whose post office address is 5500 Orange Ave, Fort Pierce, FL 34947 (the "Grantor"), to ST. LUCIE BATTERY & TIRE COMPANY, a Florida corporation, whose post office address is 5500 Orange Ave, Fort Pierce, FL 34947 ("Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, its legal representatives, successors and assigns forever, the following described land:

From the Southeast corner of Tract 9, Section 3, Township 33 South, Range 38 East, according to the last general plat of lands of the Indian River Farms Company Subdivision, as recorded in Plat Book 2, Page 25, of the Public Records of St. Lucie County, Florida, run North 89 degrees 08' 28" West along the South line of said Tract 9 a distance of 40 feet to the West Right-of-Way of 90th Avenue, thence run North 00 degrees 42' 11" East along said West Right-of-Way of 90th Avenue a distance of 459.86 feet to the Point of Beginning; thence run North 89 degrees 16' 32" West a distance of 690.10 feet; thence run North 00 degrees 42' 11" East, parallel to the East line of said Tract 9 a distance of 226.14 feet; thence run South 89 degrees 16' 32" East parallel to and 575.86 feet South of the South Right-of-Way of State Road 60 a distance of 485.10 feet to a point which is 205.00 feet West of the West Right-of-Way of 90th Avenue; thence run South 00 degrees 42' 11" West a distance of 104.00 feet; thence run South 89 degrees 16' 32" East a distance of 40.00 feet; thence run South 00 degrees 42' 11" West a distance of 3.00 feet; thence run South 89 degrees 16' 32" East a distance of 165.00 feet to the West Right-of-Way of 90th Avenue; thence run South 00 degrees 42' 11" West a distance of 119.14 feet to the Point of Beginning. Said parcel now lying and being in Indian River County, Florida, LESS AND EXCEPT the East 80.00 feet of the North 104.00 thereof.

**The hereinabove described real property is commercial property and does not constitute the constitutional homestead of the Grantor, nor is it adjacent thereto.*

SUBJECT TO: Real estate taxes for the year 2016 and subsequent years; Conditions, covenants, restrictions reservations, limitations and easements of record, reference to which shall not operate to reimpose same; and existing and applicable government building and zoning laws and other governmental regulations.

TOGETHER with all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same unto Grantee, its, legal representatives, successors and assigns in fee simple forever.

AND the Grantor hereby covenants with the 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, 2016, restrictions and easements of record, if any, without intending to reimpose any of the same.

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

[signature page follows]

Signed, sealed and delivered
In our presence:

GRANTOR:

Witness #1:
Print Name: Anthony G. Miller

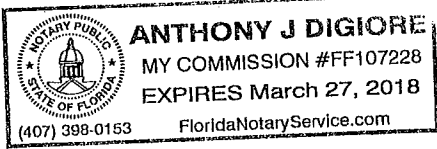
Joseph G. Miller
JOSEPH G. MILLER, individually and as
Trustee

Witness #2:
Print Name: [Signature]

STATE OF FLORIDA

COUNTY OF ST LUCIE

The foregoing instrument was acknowledged before me this 2 day of day of November, 2016, by JOSEPH G. MILLER, individually and as Trustee of the Joseph G. Miller Revocable Living Trust dated October 2, 1986, () who is personally known to me or () who produced _____ as identification.



[Signature]
Signature
Printed Name
NOTARY PUBLIC of FL
My commission expires: