

Prepared by and return to:

Beckett C. Horner

Attorney at Law

Block & Scarpa

1515 Indian River Boulevard A-220

Vero Beach, FL 32960

772-794-1918

File Number: 8314.0000009

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Warranty Deed

This Warranty Deed made this 11th day of March, 2021 between Lawrence Land Holdings, LLC, a Missouri limited liability company whose post office address is 7055 State Highway 153, Parma, MO 63870, grantor, and AVG APTS, LLC, a Florida limited liability company whose post office address is P.O. Box 771, Loxahatchee, FL 33470, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River County, Florida to-wit:

Tracts 5 and 6 in Section 9 Township 33 South, Range 38 East, Indian River Farms Company, according to the map or plat thereof as recorded in Plat Book 2, Page 25, Public Records of St. Lucie County, Florida; said land now lying and being in Indian River County, Florida.

Parcel Identification Number: 33380900001006000001.0

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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.

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, 2020.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: John Smith

[Signature]
Witness Name: Patrick A Scroggs

Lawrence Land Holdings, LLC, a Missouri limited liability company

By: [Signature]
John Johnson, Vice President

State of Tennessee
County of Davidson

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of March, 2021 by John Johnson of Lawrence Land Holdings, LLC, a Missouri limited liability company, on behalf of the company, who are personally known to me or have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Donna V. Williams

My Commission Expires: 5/7/2024

