

This Instrument Was Prepared By
and should be returned to:
Robert H. Gidel Jr., Esq.
Phelps Dunbar LLP
100 S. Ashley Drive, Suite 2000
Tampa, Florida 33602

Parcel ID Number: 33390100044003000006.0
Purchase Price: \$926,000.00
Documentary Stamp Tax: \$6,482.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective as of the 20th day of August, 2021, between **VERO FL COMMERCE REAL ESTATE, LLC**, a Florida limited liability company (the "Grantor"), whose mailing address is 500 McLennan Street, Clearwater, FL 33756, and **K/TEK TRS FLA LLC**, a Florida limited liability company (the "Grantee"), whose mailing address is 1320 9TH Avenue, Suite 210, Tampa, FL 33605.

W I T N E S S E T H:

IN CONSIDERATION of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, Grantor does hereby sell and convey to Grantee the real property in Indian River County, Florida that is more fully described on **EXHIBIT "A"** attached hereto and incorporated herein by reference, together with all tenements, hereditaments, easements, and appurtenances belonging to or benefiting such property, if any, (the "Property"), to have and to hold in fee simple forever, **SUBJECT ONLY TO** the matters set forth in **EXHIBIT "B"** attached hereto and made a part hereof.

AND, Grantor warrants the title to the Property, and will defend that title, against the lawful claims and demands of all persons claiming by, under, or through Grantor, but not against any other claims. Notwithstanding the foregoing warranty, this conveyance is made subject to, and the foregoing warranty shall not apply to, claims and demands arising from the matters of record of which Grantee has actual notice; provided this sentence shall not be deemed to reimpose the same.

THIS PROPERTY IS NOT CURRENTLY AND HAS NOT AT ANY TIME BEEN THE HOMESTEAD OF THE GRANTOR.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Grantor:

VERO FL COMMERCE REAL ESTATE, LLC,
a Florida limited liability company

[Handwritten Signature]

By: _____

Name: Benjamin Atkins
Title: Manager

Witnessed by:

[Handwritten Signature]

Witness Signature

Virginia Thomas

Witness Name (print/type)

[Handwritten Signature]

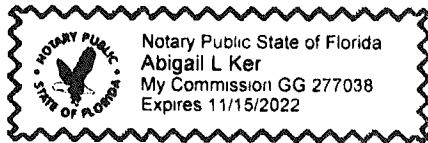
Witness Signature

J. Rocky DAVIS

Witness Name (print/type)

STATE OF FLORIDA)
COUNTY OF Dinellas)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of August, 2021, by Benjamin Atkins, as Manager of VERO FL COMMERCE REAL ESTATE, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.



(Notary Seal)

Abigail L. Ker

Notary Public

Printed Name: Abigail L. Ker

My Commission Expires: 11/15/22

Exhibit "A"

Legal Description

The Land is described as follows:

Lot 6 and South 1/2 of Lot 3, Block 3, Joel Knight's Addition To Vero Beach, according to the Plat thereof, as recorded in Plat Book 3, Page 13, of the Public Records of St. Lucie County, said lands now lying and being in Indian River County, Florida;

and including W 1/2 of ABND alley abutting said PCL per City of Vero Beach ORD #89-09.

Exhibit "B"