

Prepared by and return to:
Dale A. Dettmer, Esquire
KRASNY AND DETTMER
304 South Harbor City Blvd. Suite 201
Melbourne, FL 32901

Parcel ID:33392700001003000001.0

WARRANTY DEED

THIS INDENTURE made effective as of the 3rd day of September, 2021, between **LIVE OAK OF INDIAN RIVER COUNTY, INC.**, a Florida corporation, successor by merger to **JMF, LLC**, a Florida limited liability company, whose post office address is 3555 9th Street SW, Vero Beach, Florida 32968, Grantor, and **THE SALVATION ARMY**, a Georgia corporation, whose mailing address is 1424 Northeast Expy NE, Brookhaven, Georgia 30329, Grantee.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to Grantee, and Grantee's heirs and assigns forever, the land situate, lying and being in Indian River County, Florida, being more particularly described on Exhibit "A" ("Property") attached hereto and made a part hereof.

Subject to easements, restrictions, reservations and all other matters of record, none of which Grantor seeks to reimpose, and to real property taxes and assessments for the year 2021 and thereafter.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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 those encumbrances listed above.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

LIVE OAK OF INDIAN RIVER COUNTY, INC., a Florida corporation, successor by merger to JMF, LLC, a Florida limited liability company

Print Name: Dale A. Dettmer
Stacy Horan
Print Name: Stacy Horan

By: Joseph M. Flammio, Vice President

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 2 day of September, 2021 by Joseph M. Flammio, Vice President of Life Oak of Indian River County, Inc., a Florida corporation successor by merger to JMF, LLC, a Florida limited liability company, who is personally known to me or () who has provided a Florida driver's license as identification.

Stacy R Horan
Notary Public

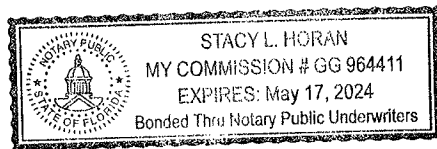


Exhibit "A"

Property

Being a portion of Tract 3, Section 27, Township 33 South, Range 39 East, as recorded in Plat Book 2 page 25, in the Office of the Clerk of the Circuit Court of St. Lucie County Florida, said lands now lying and being in Indian River County, Florida.

Being more particularly described as follows:

Commencing from the Northeast corner of the Northwest 1/4 of Section 27, Township 33 South, Range 39 East; thence S 00 degrees 13' 28" E a distance of 30.00 feet to an intersection with the South Right-of-Way line, of a 30 foot wide canal; thence S 89 degrees 59' 10" W along said 30 foot canal Right-of-Way a distance of 156.42 feet to a point, said point being the Point of Beginning; thence continuing along said 30 foot canal Right-of-Way S 89 degrees 59' 10" W a distance of 181.69 feet to a point; thence S 00 degrees 10' 24" E a distance of 786.18 feet said line being part of the East Line of Oakland Commercial Park Subdivision as recorded in Plat Book 12, page 18, to a point; thence N 89 degrees 53' 31" E a distance of 169.00 feet to a point; thence N 00 degrees 07' 37" W a distance of 257.33 feet, to a point; thence N 89 degrees 51' 17" E a distance of 17.26 feet to a point; thence N 00 degrees 43' 51" W a distance of 13.22 feet, to a point thence Northwesterly along a curve concave to the Southwest, having a radius of 40.00 feet , an arc length of 29.51 feet, a chord bearing of N 21 degrees 15' 45" W, and a chord length of 28.85 feet, to a point; thence Northwesterly along a curve concave to the Northeast, having a radius of 28.09 feet, an arc length of 18.41 feet, a chord bearing of N 21 degrees 11' 57" W, and a chord length of 18.08 feet to a point; thence N 00 degrees 00' 06" E a distance of 394.50 feet, to a point; thence N 12 degrees 47' 06" E a distance of 49.38 feet, to a point; thence N 00 degrees 16' 58" W a distance of 28.92 feet to an intersection with the South Right-of-Way line of a 30 foot canal, said point being the Point of Beginning.

Together with an Ingress/Egress Easement:

Being a portion of Tract 3, Section 27, Township 33 South, Range 39 East, as recorded in Plat Book 2 page 25, in the Office of the Clerk of the Circuit Court of St. Lucie County Florida, said lands now lying and being in Indian River County, Florida.

Being more particularly described as follows:

Commencing from the Northeast corner of the Northwest 1/4 of Section 27, Township 33 South, Range 39 East; thence S 00 degrees 13' 28" E a distance of 30.00 feet to an intersection with the South Right-of-Way line of a 30 foot wide canal; thence S 89 degrees 59' 10" W along said 30 foot canal Right-of-Way, a distance of 143.92 feet to a point, said point being the Point of Beginning; thence S 00 degrees 16' 58" E a distance of 30.29 feet, to a point; thence S 12 degrees 47' 06" W a distance of 49.41 feet, to a point; thence S 00 degrees 00' 06" W a distance of 392.79 feet, to a point; thence Southeasterly along a curve concave to the Northeast, having a radius of 15.59 feet, an arc length of 9.78 feet, a chord bearing of S 21 degrees 13' 53" E, and a chord length of 9.62 feet, to a point; thence Southeasterly along a curve concave to the Southwest, having a radius of 52.50 feet, an arc length of 38.34 feet, a chord bearing of S 21 degrees 07' 33"

E and a chord length of 37.50 feet, to a point; thence S 00 degrees 43' 51" E a distance of 13.29 feet, to a point; thence S 89 degrees 51' 17" W a distance of 25.00 feet, to a point; thence N 00 degrees 43' 51" W a distance of 13.87 feet, to a point; thence Northwesterly along a curve concave to the Southwest having a radius of 27.50 feet, an arc length of 19.87 feet, a chord bearing of N 22 degrees 09' 14" W, and a chord length of 19.44 feet, to a point; thence Northwesterly along a curve concave to the Northeast, having a radius of 40.59 feet, an arc length of 27.20 feet, a chord bearing of N 21 degrees 12' 58" W, and a chord length of 26.70 feet, to a point; thence N 00 degrees 00' 06" E a distance of 406.41 feet, to a point; thence N 06 degrees 50' 34" W a distance of 47.27 feet, to a point; thence N 00 degrees 05' 07" E a distance of 18.46 feet to an intersection with the South Right-of-Way line of said 30 foot canal; thence N 89 degrees 59' 10" E along said South Right-of-Way, a distance of 41.39 feet to a point, said point being the Point of Beginning.