

This Instrument Prepared By:
Scott Callahan
The Callahan Law Group, PA
1201 S. Orlando Ave., Ste 203
Winter Park, Fl 32789

After Recording, Return To:
Sam Pessar
1111 Kane Concourse
Suite 619
Bay Harbor Islands, Fl 33154

Tax Parcel ID #: 33-30-10-00023-000-00001.0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of November 1st, 2021, by **CANTERBURY PLACE PARTNERS, LTD.**, a Florida limited partnership, whose address is 1201 South Orlando Avenue, Suite 203, Winter Park, Florida 32789, hereinafter called the "Grantor", to **CANTERBURY MANAGEMENT, LLC**, Florida limited liability company, whose address is 1505 40th Avenue, Vero Beach, Florida 32960, 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 or limited liability companies)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys, and confirms unto the Grantee, all the right, title, interest, claim, and demand in and to all that certain parcel of land situated in Indian River County, Florida (the "Property"), and more particularly described as follows:

See EXHIBIT "A" attached hereto and incorporated herein.

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

SUBJECT TO: The covenants, conditions, restrictions, easements, rights-of-way, liens, reservations, and limitations of record listed on EXHIBIT "B" attached hereto and incorporated herein, it not being the intent of the parties to reimpose same.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, EXCEPT AS NOTED ABOVE, THE GRANTOR DOES HEREBY SPECIFICALLY WARRANT that it has good right and lawful authority to sell and convey the Property, and does specifically warrant the title to said property, and will defend the same against the lawful claims of all persons, claiming by, through or under the Grantor, but against none other.

[Remainder of Page Left Blank Intentionally]

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

Signed, sealed and delivered
in our presence:

CANTERBURY PLACE PARTNERS, LTD., a
Florida
limited partnership

By: **STRONG EQUITIES, INC.**, a
Florida corporation, General Partner

Witness
Print Name: Zander Strong

By: David C. Strong
David C. Strong, President

Witness
Print Name: Pamela M. Allen

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 29th day of October 2021, by David C. Strong, as President of **STRONG EQUITIES, INC.**, a Florida corporation, as the General Partner of **CANTERBURY PLACE PARTNERS, LTD.**, a Florida limited partnership, on behalf of the partnership, who is either (a) personally known to me or (b) _____ has produced _____ as identification.

Pamela M. Allen
Notary Public
Print Name: Pamela M. Allen
My Commission Expires:

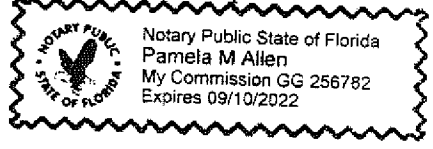


Exhibit "A"

Legal Description for File No.: 21-1344M

LOTS 1 THROUGH 30, INCLUSIVE, OF QUAIL RUN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE(S) 39, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.