

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTE TO CLERK: Documentary Stamp Taxes in the amount of \$0.70 is due upon recordation of this Deed, as the conveyance is merely a change in the form of ownership by the entity who had owned and will continue to own these properties. There is no mortgage on the subject properties and no other consideration for this transfer. § 201.02, Fla. Stat. Ann.; Crescent Miami Ctr., LLC v. Florida Dept. of Revenue, 903 So. 2d 913 (Fla. 2005).

THIS INSTRUMENT PREPARED BY:

BCHH, Inc. c/o Bradley Cianni
181 Montour Run Rd
Coraopolis, PA 15108
412-465-3549, bcianni@bchhiac.com

AFTER RECORDING, RETURN TO:

BCHH, Inc., Attn: Bradley Cianni
181 Montour Run Rd
Coraopolis, PA 15108
412-465-3549, bcianni@bchhinc.com

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 25th day of February, 2022, is made and entered into by and between **BAF 3, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746 ("Grantor")*, and **BAF Assets 4, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746 ("Grantee")*.

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Indian River, in the State of Florida, to-wit:

[See attached Exhibit "A" - Legal Description(s)]

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXECUTED by the undersigned this 8 day of February, 2022.

SIGNED, SEALED AND DELIVERED in the presence of:

Chris Vats
Witness

Chris Ventura
Print Name

[Signature]
Witness

MICHELLE LEWIS
Print Name

GRANTOR:

BAF 3, LLC

By: Main Street Renewal LLC

Its: Authorized Signor

By: [Signature]

Alyssia Ventura

Its: Closing Manager

STATE OF TEXAS §

§

COUNTY OF WILLIAMSON §

The foregoing instrument was acknowledged before me by means of ☒ physical presence, or ☐ remote online notarization, this 8 day of FEB, 2022, by Alyssia Ventura, as Closing Manager of Main Street Renewal LLC, the Authorized Signor for BAF 3, LLC, on behalf of the company.

☐ Personally Known, or ☒ Identification Produced (TX Driver's License)

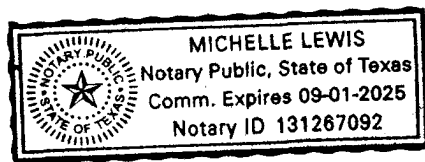
[Signature]
(Signature of Notary Public)

Michelle Lewis
(Print Name of Notary Public)

09/01/2025
My Commission Expires

Online Notary: ☐

(Check Box if Acknowledgment
done by Online Notarization)



Official/Notarial Seal

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 25 of CHASE MEADOWS SUBDIVISION, according to the map or plat thereof, as recorded at Plat Book 16, Page 37, of the Public Records of Indian River County, Florida.

COMMONLY KNOWN AS: 1110 8Th Pl, Vero Beach, FL 32960
PARCEL ID: 33391200049000000025.0
TITLE FILE NO: AMSR22-2FL0174

TRACT 2:

Lot 14 in Block 12 of GROVENOR ESTATES UNIT 1, according to the map or plat thereof, as recorded at Plat Book 4, Page 79, of the Public Records of Indian River County, Florida.

COMMONLY KNOWN AS: 1123 35Th Ave Sw, Vero Beach, FL 32968
PARCEL ID: 33392700002012000014.0
TITLE FILE NO: AMSR22-2FL0573

TRACT 3:

Lot 6 in Block H of OSLO PARK, UNIT 6, according to the map or plat thereof recorded at Plat Book 4, Page 27, of the Public Records of Indian River County, Florida.

COMMONLY KNOWN AS: 1346 21St Ave Sw, Vero Beach, FL 32962
PARCEL ID: 33392600005000800006.0
TITLE FILE NO: AMSR22-2FL0175

TRACT 4:

Lot 4 in Block E of OSLO PARK SUBDIVISION NO. 4, according to the map or plat thereof, as recorded at Plat Book 4, Page 25, of the Public Records of Indian River County, Florida.

COMMONLY KNOWN AS: 1530 18Th Ave Sw, Vero Beach, FL 32962
PARCEL ID: 33392600008000500004.0
TITLE FILE NO: AMSR22-2FL0572

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 5:

Lot 15 in Block B of OSLO PARK SUBDIVISION NO. 4, according to the map or plat thereof, as recorded at Plat Book 4, Page 25, of the Public Records of Indian River County, Florida.

COMMONLY KNOWN AS: 1665 19Th Ave Sw, Vero Beach, FL 32962
PARCEL ID: 33392600008000200015.0
TITLE FILE NO: AMSR22-2FL0542

TRACT 6:

Lot 13 in Block 205 of SEBASTIAN HIGHLANDS UNIT 8, according to the map or plat thereof, as recorded at Plat Book 6, Pages 9 through 14, inclusive, of the Public Records of Indian River County, Florida.

COMMONLY KNOWN AS: 412 Tunison Ln, Sebastian, FL 32958
PARCEL ID: 31381300002205000013.0
TITLE FILE NO: AMSR22-2FL0176

TRACT 7:

Lot 27 in Block 274 of SEBASTIAN HIGHLANDS UNIT 10, according to the map or plat thereof, as recorded at Plat Book 6, Page 37, of the Public Records of Indian River County, Florida.

COMMONLY KNOWN AS: 597 Breakwater Terrace, Sebastian, FL 32958
PARCEL ID: 31-38-24-00001-2740-00027.0
TITLE FILE NO: AMSR22-2FL0177

TRACT 8:

Lot 11 in Block 44 of VERO BEACH HIGHLANDS UNIT 5, according to the map or plat thereof, as recorded at Plat Book 8, Page 56, of the Public Records of Indian River County, Florida.

COMMONLY KNOWN AS: 614 25Th St Sw, Vero Beach, FL 32962
PARCEL ID: 33393600005044000011.0
TITLE FILE NO: AMSR22-2FL0178

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 9:

Lot 6 in Block E of EMERSON VILLAS, according to the map or plat thereof, as recorded at Plat Book 3, Page 52, of the Public Records of Indian River County, Florida.

COMMONLY KNOWN AS: 643 30Th Ave, Vero Beach, FL 32968
PARCEL ID: 33392200002000500006.0
TITLE FILE NO: AMSR22-2FL0179

TRACT 10:

Lot 18 in Block G of UNIT NO. 3 PINE TREE PARK, according to the map or plat thereof, as recorded at Plat Book 3, Page 50, of the Public Records of Indian River County, Florida.

COMMONLY KNOWN AS: 6476 4Th Place, Vero Beach, FL 32968
PARCEL ID: 33391700004000700018.0
TITLE FILE NO: AMSR22-2FL0180

TRACT 11:

Lot 13 of TIERRA LINDA ESTATES, according to the map or plat thereof, as recorded at Plat Book 12, Page 47, of the Public Records of Indian River County, Florida.

COMMONLY KNOWN AS: 725 24Th Sq, Vero Beach, FL 32962
PARCEL ID: 33391400023000000013.0
TITLE FILE NO: AMSR22-2FL0181

TRACT 12:

Lot 10 in Block 140 of SEBASTIAN HIGHLANDS UNIT 3, according to the map or plat thereof, as recorded at Plat Book 5, Page 99, of the Public Records of Indian River County, Florida.

COMMONLY KNOWN AS: 801 Cody Ave, Sebastian, FL 32958
PARCEL ID: 31381300003140000010.0
TITLE FILE NO: AMSR22-2FL0182

TRACT 13:

Lot 7 in Block L of VERO LAKE ESTATES UNIT H-1, according to the map or plat thereof, as recorded at Plat Book 5, Page 92, of the Public Records of Indian River County, Florida.

COMMONLY KNOWN AS: 9221 101St Court, Vero Beach, FL 32967
PARCEL ID: 31382800002012000007.0
TITLE FILE NO: AMSR22-2FL0183

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 14:

Lot 1 in Block M of VERO LAKE ESTATES UNIT G, according to the map or plat thereof, as recorded at Plat Book 5, Page 59, of the Public Records of Indian River County, Florida.

COMMONLY KNOWN AS: 9715 79Th St St, Vero Beach, FL 32967
PARCEL ID: 31383400006013000001.0
TITLE FILE NO: AMSR22-2FL0184

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1110 8TH PL, VERO BEACH, FL 32960) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 16, Pages 37, of the Public Records of Indian River County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in Instrument(s) recorded at Book 1403, Page 908; Book 1411, Page 2817; Book 2175, Page 1927; Book 1450, Page 1847; Book 1466, Page 296 and Book 2424 , Page 625, of the Public Records of Indian River County, Florida.

AS TO TRACT 2 (1123 35TH AVE SW, VERO BEACH, FL 32968) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4, Page 79, of the Public Records of Indian River County, Florida.
- (2) Oil, gas and/or mineral right(s) and/or reservation(s) as set forth in Instrument(s) recorded at Book 66, Page 189, of the Public Records of Indian River County, Florida. The Company makes no representation as to the present ownership of said interest(s).

AS TO TRACT 3 (1346 21ST AVE SW, VERO BEACH, FL 32962) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4, Page 27, of the Public Records of Indian River County, Florida.
- (2) Oil, gas and/or mineral right(s) and/or reservation(s) as set forth in Instrument(s) recorded at Book 72, Page 1(7) The Company makes no representation as to the present ownership of said interest(s), of the Public Records of Indian River County, Florida.

AS TO TRACT 4 (1530 18TH AVE SW, VERO BEACH, FL 32962) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4, Page 25, of the Public Records of Indian River County, Florida.

AS TO TRACT 5 (1665 19TH AVE SW, VERO BEACH, FL 32962) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4, Page 25, of the Public Records of Indian River County, Florida.

Exhibit "B"
Permitted Exception(s)
(Continued)

AS TO TRACT 6 (412 TUNISON LN, SEBASTIAN, FL 32958) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6, Pages 9 through 14, inclusive, of the Public Records of Indian River County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in Instrument(s) recorded at Book 99, Page 352 and Book 100, Page 599, of the Public Records of Indian River County, Florida.
- (3) Easement(s) as set forth in Instrument(s) recorded at Book 1000, Page 984; Book 1074, Page 140 and Book 1074, Page 136, of the Public Records of Indian River County, Florida.

AS TO TRACT 7 (597 BREAKWATER TERRACE, SEBASTIAN, FL 32958) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6, Page 37, of the Public Records of Indian River County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in Instrument(s) recorded at Book 99, Page 366; Book 101, Page 185; Book 1000, Page 984; Book 1074, Page 140; Book 1333, Page 258, Book 1333, Page 263 and Book 1333, Page 267, of the Public Records of Indian River County, Florida.
- (3) Easement(s) as set forth in Instrument(s) recorded at Book 1000, Page 989 and Book 1074, Page 136, of the Public Records of Indian River County, Florida.

AS TO TRACT 8 (614 25TH ST SW, VERO BEACH, FL 32962) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 8, Page 56, of the Public Records of Indian River County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in Instrument(s) recorded at Book 409, Page 363 and Instrument No(s). 500009803055, 359548, 265413 and 752747, of the Public Records of Indian River County, Florida.

AS TO TRACT 9 (643 30TH AVE, VERO BEACH, FL 32968) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 3, Page 52, of the Public Records of Indian River County, Florida.
- (2) Oil, gas and/or mineral right(s) and/or reservation(s) as set forth in Instrument(s) recorded at Deed Book 46, Page 383, of the Public Records of Indian River County, Florida. The Company makes no representation as to the present ownership of said interest(s).

Exhibit "B"
Permitted Exception(s)
(Continued)

AS TO TRACT 10 (6476 4TH PLACE, VERO BEACH, FL 32968) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 3, Page 50, of the Public Records of Indian River County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in Instrument(s) recorded at Book 63, Page 225, of the Public Records of Indian River County, Florida.

AS TO TRACT 11 (725 24TH SQ, VERO BEACH, FL 32962) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 12, Page 47, of the Public Records of Indian River County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in Instrument(s) recorded at Book 781, Page 1527; Book 3035, Page 2416 and Book 3308, Page 384, of the Public Records of Indian River County, Florida.

AS TO TRACT 12 (801 CODY AVE, SEBASTIAN, FL 32958) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5, Page 99, of the Public Records of Indian River County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in Instrument(s) recorded at Book 98, Page 339, of the Public Records of Indian River County, Florida.
- (3) Easement(s) as set forth in Instrument(s) recorded at Book 1074, Page 136, of the Public Records of Indian River County, Florida.

AS TO TRACT 13 (9221 101ST COURT, VERO BEACH, FL 32967) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5, Page 92, of the Public Records of Indian River County, Florida.

Exhibit "B"
Permitted Exception(s)
(Continued)

AS TO TRACT 14 (9715 79TH ST ST, VERO BEACH, FL 32967) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5, Page 59, of the Public Records of Indian River County, Florida.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in Instrument(s) recorded at Book 212, Page 25, of the Public Records of Indian River County, Florida.