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This instrument was prepared by and return to:

Barry L. Clayton, Esq.  
18314 Little Oaks Drive  
Jupiter, Florida 33458

Folio No.: 33-39-12-00000-1000-00043/0

**WARRANTY DEED**  
(STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE, made this 26<sup>th</sup> day of April, 2022, between **SCHOOLS DEPOT, INC., a Florida corporation**, whose address is 17911 SE Federal Highway, Jupiter, Florida 33469, Grantor\*, and **WORLD CLASS ACADEMY – VERO BEACH, LLC, a Florida limited liability company**, whose mailing address is 19895 Princewood Drive, Jupiter, Florida 33458, Grantee\*,

WITNESSETH that said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration 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 successors and assigns forever, the following described land, situate, lying and being in Okeechobee County, Florida, to-wit:

**SEE ATTACHED LEGAL DESCRIPTION**

and said Grantor does hereby fully warrant the title to its interest in said land, and will defend the same against lawful claims of all persons whomsoever. Grantor represents that it has fully complied with all requirements of Section 607.1202, Florida Statutes. \* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**[SIGNATURES ON PAGE 2]**

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

Signed, sealed and delivered in our presence:

Schools Depot, Inc.,  
a Florida corporation

[Signature]  
Printed Name: Barry L. Clayton

By: Wayne S. Evans  
Wayne S. Evans President

[Signature]  
Printed Name: Barry L. Clayton

Attest: Lynda M. Evans  
Lynda M. Evans, Secretary

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26<sup>th</sup> day of April, 2022, by **Wayne S. Evans and Lynda M. Evans**, as President and Secretary, respectively, of Schools Depot, Inc., a Florida corporation, on behalf of the corporation. They  are personally known to me or  have produced their Florida driver's licenses as identification, and she took an oath.



[Signature]  
NOTARY PUBLIC  
Name (printed): Barry L. Clayton  
My Commission Expires: 12/18/25

**LEGAL DESCRIPTION**  
**(1285 6<sup>th</sup> Avenue, Vero Beach, Florida 32960)**

That part of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 12, Township 33 South, Range 39 East, being more particularly described as the South 141.03 feet of the North 307.53 feet of the East 518.00 feet of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; LESS AND EXCEPT the South 109.00 feet of the North 275.50 feet of the West 200.00 feet of the East 408.00 feet of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , and LESS AND EXCEPT the South 35.00 feet of the North 201.50 feet of the East 208.00 feet of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; also LESS AND EXCEPT the East 35.00 feet (for road right of way) of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 12, Township 33 South, Range 39 East. Said land lying and being in Indian River County, Florida.

AND the South 109.00 feet of the North 275.50 feet of the East 408.00 feet of the North  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 12, Township 33 South, Range 39 East, less the South 74.00 feet of the East 208.00 feet thereof and less and excepting the East 35.00 feet thereof. Said land lying and being in Indian River County, Florida.