

After recording, please return to:
Busch, Mills & Slomka, LLP
701 S. Olive Ave., Suite 105
West Palm Beach, FL 33401
Attention: Christopher Y. Mills, Esq.

**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**

Parcels:

7855 U.S. Hwy. 1, Vero Beach, FL 32967	(Parcel No.: 31-39-33-00000-7000-0037/0);
7750 Old Dixie Hwy., Vero Beach FL 32967	(Parcel No.: 31-39-33-00000-7000-0035/0);
7815 US Hwy. 1, Vero Beach, FL 32967	(Parcel No.: 31-39-34-00000-0050-00002/0);
7755 US Hwy. 1, Vero Beach, FL 32967	(Parcel No.: 31-39-34-00000-0050-00003/0);
7725 US Hwy. 1, Vero Beach, FL 32967	(Parcel No.: 31-39-34-00000-0050-00010/0);
4160 77 th St., Vero Beach, FL 32967	(Parcel No.: 31-39-34-00000-0050-00004/0);
7910 Old Dixie Hwy., Vero Beach, FL 32967	(Parcel No.: 31-39-33-00000-7000-00027/0);
4150 77th St., Vero Beach, FL 32967	(Parcel No.: 31-39-34-00000-0050-00005/0).

WARRANTY DEED

THIS **WARRANTY DEED** is made this 16th day of November, 2022 by and among **MPM SEVEN, LP**, a Florida partnership, of the County of Indian River, State of Florida, whose post office address is 3900 Galt Ocean Drive, No. 2617, Fort Lauderdale, Florida 33308 as parties of the first part, hereinafter jointly and severally called "Grantor", and **STAR VERO, LLC**, a Delaware limited liability company, whose address is 8 The Green, Suite A, Dover, Delaware, 19901, hereinafter called the "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits).

WITNESSETH:

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell, alien and convey unto Grantee all the right, title, interest, in and to that tract or parcel of land lying and being in the County of Indian River in the State of Florida to wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, its successors and assigns, forever, IN FEE SIMPLE.

And the said Grantor, for itself, its successors, legal representatives, and assigns does warrant and will forever defend the right to the aforescribed premises unto the said Grantee, its successors and assigns, against the lawful claims of all persons by, through or under Grantor, and no others.

Exhibit "A"

The land referred to herein below is situated in the County of Indian River, State of Florida, and is described as follows:

Part 1:

All that certain parcel being in Sections 33 and 34, Township 31 South, Range 39 East, more particularly described as follows:

Commence at the Southwest corner of Section 34; thence North 00°00'00" East, a distance of 736.62 feet; thence continue North 00°00'00" East, a distance of 375.35 feet to the Point of Beginning; thence North 89°02'05" East, a distance of 152.57 feet to the Westerly right-of-way line of US Highway 1; thence North 25°14'52" West, along said Westerly right-of-way line, a distance of 213.73 feet; thence South 89°02'10" West, a distance of 61.39 feet; thence North 00°00'00" East, a distance of 24.74 feet to a point on the North line of the Southeast quarter of the Southeast quarter of aforesaid Section 33; thence South 89°02'05" West, along said North line, a distance of 656.66 feet to a point on the Easterly right-of-way line of Old Dixie Highway; thence South 26°49'42" East, along said Easterly right-of-way line, a distance of 1176.06 feet; thence North 63°10'18" East, a distance of 73.73 feet to a point lying 60 feet Westerly of the West line of aforesaid Section 34; thence North 00°00'00" East, along a line 60 feet West of and parallel with said West line, a distance of 432.28 feet; thence North 26°44'04" West, a distance of 415.66 feet; thence North 89°02'05" East, a distance of 247.02 feet to the Point of Beginning.

Part 2:

PARCEL 1:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN SECTIONS 33 AND 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST OF THE TALLAHASSEE BASE MERIDIAN, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST; THENCE, BEARING NORTH 00° 00'00" EAST, A DISTANCE OF 35.00 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE, BEARING SOUTH 89° 06'33" WEST, A DISTANCE OF 6.26 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, RADIUS BEARS AT SAID POINT NORTH 58° 07'30" EAST; THENCE NORTHERLY A DISTANCE OF 2.20 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5° 02'47", TO A POINT; THENCE BEARING NORTH 26° 49'42" WEST, A DISTANCE OF 262.45 FEET TO A POINT; THENCE BEARING NORTH 63° 10'18" EAST, A DISTANCE OF 73.73 FEET TO A POINT; THENCE BEARING NORTH 00° 00'00" EAST, A DISTANCE OF 432.28 FEET TO A POINT; THENCE BEARING NORTH 26° 44'04" WEST, A DISTANCE OF 415.66 FEET TO A POINT; THENCE BEARING NORTH 89° 02'05" EAST, A DISTANCE OF 399.59 FEET TO A POINT; THENCE BEARING SOUTH 25° 14'52" EAST, A DISTANCE OF 410.88 FEET TO A POINT; THENCE BEARING SOUTH 88° 54'03" WEST, A DISTANCE OF 327.86 FEET TO A POINT; THENCE BEARING SOUTH 00° 00'00" WEST, A DISTANCE OF 701.61 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, RUN NORTH ALONG SAID SECTION LINE A DISTANCE OF 524.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG SAID LINE A DISTANCE OF 212.00 FEET TO AN IRON PIPE; THENCE RUN NORTH 88° 54' EAST, A DISTANCE OF 327.31 FEET TO AN IRON PIPE ON THE WEST RIGHT OF WAY OF U.S. HIGHWAY NO. 1 (STATE ROAD 5); THENCE RUN SOUTH 25° 18' EAST ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 8.35 FEET; THENCE RUN SOUTH A DISTANCE OF 204.4 FEET; THENCE RUN SOUTH 88° 54' WEST, A DISTANCE OF 330.88 FEET TO THE POINT OF BEGINNING. SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PARCEL 3:

THAT PORTION OF THE EAST 1/2 OF THE WEST 1/2 OF GOVERNMENT LOT 5, IN SECTION 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, WHICH LIES WEST OF U.S. HIGHWAY NUMBER 1. LESS AND EXCEPT THE SOUTH 421.47 FEET THEREOF. SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PARCEL 4:

THE SOUTH 4 ACRES OF THE WEST 1/2 OF THE WEST 1/2 OF GOVERNMENT LOT 5, SECTION 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; EXCEPTING THEREFROM THE FOLLOWING PARCEL, TO WIT: THE NORTH 125 FEET OF THE SOUTH 160 FEET OF THE EAST 125 FEET; AND LESS THE HIGHWAY RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 124, PAGE 699, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PARCEL 5:

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 31 SOUTH, RANGE 39 EAST, RUN NORTH 175 FEET, THENCE WEST 1320 FEET, THENCE SOUTH 175 FEET, THENCE EAST 1320 FEET TO THE POINT OF BEGINNING, LESS FLORIDA EAST COAST RAILROAD RIGHT OF WAY AND LESS U.S. HIGHWAY NO. 1 RIGHT OF WAY AND LESS AND EXCEPT RIGHT OF WAY FOR OLD DIXIE HIGHWAY. SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PARCEL 6:

THE NORTH 125 FEET OF THE SOUTH 160 FEET OF THE EAST 125 FEET OF THE SOUTH 4 ACRES OF THE WEST 1/2 OF THE WEST 1/2 OF GOVERNMENT LOT 5, SECTION 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA