

This Instrument Prepared by and Return to:

Heidi L. Taylor
Alliance Title of the Treasure Coast, LLC
725 Commerce Center Drive
Ste A
Sebastian, FL 32958

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

33-39-13-00000-1000-00046/0 and 33-39-13-00000-1000-00047/0

File No.: 2301021

WARRANTY DEED

This Warranty Deed, Made the 14th day of April, 2023, by **MAT Vero Beach Florida LLC and HWM US Route 1 and 6th Avenue, LLC**, both Florida limited liability companies, whose post office address is: **1 Edgewater Plaza, Suite 204, Staten Island, NY 10305**, hereinafter called the "Grantor", to **Indian River Agency Group, Inc.**, a Florida corporation whose post office address is: **55 N. Oleander St., Fellsmere, FL 32948**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Seven Hundred Fifty Thousand Dollars and No Cents (\$750,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Indian River County, Florida**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the 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 taxes accruing subsequent to 2023, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: _____
Printed Name: _____

MAT VERO BEACH FLORIDA LLC

SIGNED IN

COUNTERPART

Witness Signature: _____
Printed Name: _____

Michael X. Mattone
Authorized Member

Witness Signature: Peter A. Caputo
Printed Name: Peter A. Caputo

HWM US Route 1 and 6th Avenue, LLC

Witness Signature: Ana M. Acosta
Printed Name: Ana M. Acosta

Kenneth Raisch
Authorized Representative

State of NY Richmond
County of Richmond

The foregoing instrument was acknowledged before me this 11th day of April, 2023 by Kenneth Raisch as Authorized Representative of HWM US Route 1 and 6th Avenue, LLC, who is/are personally known to me or has/have produced driver license(s) as identification.

Laurie Warren Guido
Notary Public Signature
Printed Name: Laurie Warren Guido

My Commission Expires: 5/1/23
(SEAL)

LAURIE WARREN GUIDO
Commissioner of Deeds
City of New York - No. 5-1219
Certificate Filed in Richmond County
Commission Expires May 1, 2023

EXHIBIT "A"
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13, SAID POINT BEING MARKED BY A SHIP SPIKE IN ASPHALT PAVEMENT; THENCE NORTH $89^{\circ}38'27''$ WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 25.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 6TH AVENUE, SAID POINT BEING MARKED BY A 5/8 INCH IRON ROD AND CAP STAMPED "PSM 3909" AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH $89^{\circ}38'27''$ WEST ALONG THE RIGHT-OF-WAY LINE OF 6TH AVENUE, A DISTANCE OF 10.00 FEET TO A DRILL HOLE IN CONCRETE; THENCE NORTH $00^{\circ}11'57''$ EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 6TH AVENUE, A DISTANCE OF 126.15 FEET TO A 5/8 INCH IRON ROD AND CAP STAMPED "PSM 3909"; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH $89^{\circ}38'27''$ WEST, A DISTANCE OF 152.92 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (STATE ROAD 5) ACCORDING TO THAT STIPULATED ORDER OF TAKING FOR PARCEL 109 AS RECORDED IN OFFICIAL RECORD BOOK 1672, PAGE 1323, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH $29^{\circ}34'05''$ EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 293.15 FEET TO A 5/8 INCH IRON ROD AND CAP STAMPED "LB 7217", SAID POINT ALSO LYING ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A CHORD BEARING AND DISTANCE OF NORTH $73^{\circ}59'48''$ EAST, 18.09 FEET; THENCE EASTERLY ALONG SAID CURVE AND RIGHT-OF-WAY LINE HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF $53^{\circ}47'13''$ AN ARC DISTANCE OF 18.78 FEET TO A 5/8 INCH IRON ROD AND CAP STAMPED "LB 7217", SAID POINT ALSO LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF 6TH AVENUE; THENCE NORTH $00^{\circ}11'57''$ EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 122.81 FEET TO THE POINT OF BEGINNING.

**HWM US ROUTE 1 AND 6TH AVENUE, LLC
COMPANY RESOLUTIONS**

The undersigned, for and on behalf of **HWM US ROUTE 1 AND 6TH AVENUE, LLC**, a Florida limited liability company (the "Company"), do HEREBY CERTIFY that at a meeting of the members and manager of the Company, duly and properly notice, at which meeting all of the members and manager of the Company were present and acting throughout, the following resolutions were duly and unanimously adopted:

BE IT RESOLVED, that the Company approves that certain Commercial Contract, as amended, between the Company and **RICARDO GAMEZ, or Related Assigns** ("Buyer"), for the sale of the real and personal property described therein ("Property") for the amount of **\$750,000.00** ("Contract") to Buyer, said Property being legally described in more detail in said Commercial Contract.

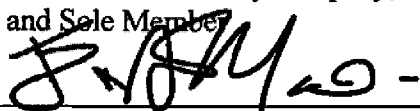
BE IT FURTHER RESOLVED, that Kenneth Raisch, as an Authorized Representative of the Company ("Authorized Representative"), is hereby authorized, empowered and directed to enter into, execute and deliver to the closing agent, Buyer and/or other appropriate party, as applicable, any and all documents, instruments, certificates, consents, affidavits and papers in connection with the sale of the Property as may be required or appropriate to effectuate, evidence, and perfect the sale of the Property, and to take any and all actions required to consummate, the transactions contemplated by the Contract, each on such terms and conditions as the Authorized Representative shall approve, such approval to be conclusively evidenced by the execution and delivery thereof.

BE IT FURTHER RESOLVED, that the Authorized Representative is hereby further authorized, empowered and directed to enter into, execute and deliver any and all other documents and agreements and take such actions necessary in connection with effectuating the terms and provisions of the Contract and the sale of the Property, through and including, closing on the sale of the Property, as the Authorized Representative deems appropriate in the Authorized Representative's sole discretion in furtherance of the actions set forth in these Resolutions.

IN WITNESS WHEREOF, we have hereunto set our hands as of the 10th day of April, 2023.

HWM US ROUTE 1 AND 6TH AVENUE,
LLC, a Florida limited liability company

By: Homestead Wealth Management LLC, a
Massachusetts limited liability company, its
Manager and Sole Member


By: James J. Mannix, Jr., its Manager