

This instrument prepared by and return to:  
Dunay, Miskel and Backman LLP  
14 SE 4<sup>th</sup> Street, Suite 36  
Boca Raton, Florida 33432  
Attn: Eric Coffman, Esq.  
Tax Identification Parcel No: 33392200001013000002.0

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made and executed as of June 9 2023, by **BLACKFIN OSLO, LLC**, a Florida limited liability company, having an address at 4440 PGA Boulevard, Suite 600, Palm Beach Gardens, Florida 33410 ("**Grantor**"), to **4150 VERO EQUITIES LLC**, a Delaware limited liability company whose mailing address is 10 Bond Street Great Neck, New York 11021 ("**Grantee**").

**GRANTOR**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee and Grantee's successors and assigns forever, the following described property situated in Indian River County, Florida: See Exhibit "A" attached to and incorporated in this instrument (the "**Property**").

**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.

This conveyance is made subject to (i) all real estate taxes and assessments for 2023 and subsequent years, both general and special, not yet due and payable; (ii) declarations, conditions, covenants, restrictions, easements, rights of way and other similar matters of record, including, without limitation, those items shown on the subdivision plat of the Property; (iii) zoning and building ordinances; (iv) those matters which would be disclosed by an accurate survey of the Property; (v) matters of record not objected to by Grantee or which were objected to and waived by Grantee; and (vi) the rights of tenants in possession as tenants only, without intending to reimpose same.

**AND** the Grantor hereby covenants with said Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, subject, however, to those matters set forth above.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed this Deed, to be effective as of the date first written above.

**WITNESSES:**

**GRANTOR:**

R G

Print Name: Robson Gede

BY I B Aylew  
Print Name: BY I B Aylew

**BLACKFIN OSLO, LLC,**  
a Florida limited liability company

By: Blackfin Acquisitions, LLC, a Florida limited liability company, its Manager

By: [Signature]  
Name: Nathan J. Landers  
Title: Manager

**STATE OF FLORIDA**

**COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 7 day of June 2023, by Nathan J. Landers, as Manager of Blackfin Acquisitions, LLC, a Florida limited liability company, the Manager of **BLACKFIN OSLO, LLC**, a Florida limited liability company, who  is personally known to me or  produced DRIVER'S LICENSE as identification.

My Commission Expires:

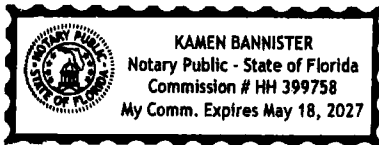
may 18, 2027

[Signature]

Print Name: KAMEN BANNISTER

Notary Public, State of Florida

[NOTARIAL SEAL]



**EXHIBIT A  
LEGAL DESCRIPTION**

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

The East 10 acres of the West 20.71 acres of Tract 13, Section 22, Township 33 South, Range 39 East, according to the last general plat of lands of the Indian River Farms Company, filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, recorded in Plat Book 2, Page 25; said lands now lying and being situate in Indian River County, Florida; LESS AND EXCEPT road right-of-way;

And Less and Except land conveyed to Indian River County by Statutory Warranty Deed recorded August 21, 2001 in Official Records Book 1423, Page 2547, said land being more particularly described as follows:

The North 38 feet of the South 88 feet of the East 10 acres of the West 20.71 acres of Tract 13, Section 22, Township 33 South, Range 39 East, according to the last general plat of the lands of the Indian River Farms Company recorded in Plat Book 2, Page 25, of the Public Records of St. Lucie County, Florida.

And Less and Except land conveyed to Indian River County by Statutory Warranty Deed recorded April 17, 2008 in Official Records Book 2258, Page 994, said land being more particularly described as follows:

All that certain piece, parcel or tract of land situate, lying and being in a portion of Tract 13, Section 22, Township 33 South, Range 39 East, as the same is designated on the last general plat of lands of the Indian River Farms Company, filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, recorded in Plat Book 2, Page 25; said lands now lying and being in Indian River County, Florida, said lands also being a portion of the lands described in Official Records Book 803, Page 1580, of the Public Records of said Indian River, County. Said lands being more particularly described as follows, to wit:

Commencing for reference at the Southwest corner of said Section 22;

Thence, bearing South 89 Degrees 38 Minutes 08 Seconds East, along the South line of said Section 22, a distance of 350.30 feet to a point;

Thence, leaving said South line, bearing North 00 Degrees 21 Minutes 52 Seconds East, a distance of 88.00 feet to a point on the Northerly right of way line of County Road 606 (Oslo Road) (9th Street SW) as recorded in Official Records Book 1423, Page 2547, of the Public Records of Indian River County, Florida, said point also being the point and place of beginning of the herein described parcel;

Thence, bearing North 00 Degrees 09 Minutes 32 Seconds East, along said Northerly right of way line, a distance of 42.00 feet to a point;

Thence, leaving said Northerly right of way line, bearing South 89 Degrees 38 Minutes 08 Seconds East, a distance of 20.00 feet to a point;

Thence, bearing South 00 Degrees 09 Minutes 32 Seconds West, a distance of 33.00 feet to a point;

Thence, bearing South 89 Degrees 38 Minutes 08 Seconds East, a distance of 307.98 feet to a point;

Thence, bearing South 00 Degrees 08 Minutes 26 Seconds West, a distance of 9.00 feet to a point on the Northerly right of way line of said County Road 606 (Oslo Road) (9th Street SW);

Thence, bearing North 89 Degrees 38 Minutes 08 Seconds West, along said Northerly right of way line, a distance of 327.98 feet to the Point of Beginning.