

This Instrument Prepared By,
And Upon Recordation Return To:

Christopher M. Hinsley, Esq.
JONES WALKER LLP
201 S. Biscayne Blvd., Suite 3000
Miami, FL 33131
Telephone: (305) 679-5748

Consideration: \$2,300,000.00

Property Appraiser's Parcel Identification No(s).

33-39-01-00047-0050-00006/0

33-39-01-00047-0050-00009/0

33-39-01-00047-0050-00011/0

(Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 2nd day of October, 2023, by 1701 Commerce Avenue, LLC, a Florida limited liability company ("Grantor"), whose mailing address is 260 Riverway Dr., Vero Beach, FL 32963, to Palmdale Como Vero Beach, LLC, a Delaware limited liability company ("Grantee"), whose mailing address is 5847 San Felipe St., Ste. 3100, Houston, TX 77057. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successors and assigns.

WITNESSETH that said Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to said Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Indian River County, Florida (the "Property"), to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD, the same in fee simple forever.

GRANTOR fully warrants the title to said land, and will defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but not otherwise; except that this deed is subject to the lien of real property ad valorem taxes and assessments.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR:

1701 Commerce Avenue, LLC, a Florida limited liability company

Ben Tompkins
Witness Print Name: Benjamin Tompkins
Address: 1800 E Sandpointe Pl.
Vero Beach, FL
32963

By: Robert M Hall
Name: Robert M. Hall
Title: Authorized Member

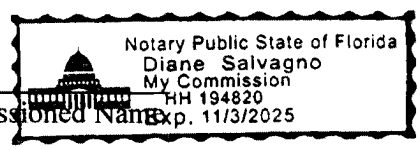
R. Martinez
Witness Print Name: REBEKAH MARTINEZ
Address: 9325 VICTORIA DR
SEBASTIAN FL
32976

STATE OF FLORIDA)
COUNTY OF FL)
INDIAN RIVER

The foregoing instrument was acknowledged before me by means of a physical presence, or online notarization, this 29 day of Sept, 2023, by Robert M. Hall as Authorized Member for 1701 Commerce Avenue, LLC, a Florida limited liability company, on behalf of the limited liability company.

Diane Salvagno
SIGNATURE OF NOTARY PUBLIC
STATE OF FLORIDA

(Print, Type, or Stamp Commissioned Name of Notary Public)



- Personally Known
- Produced Identification

Type of Identification Produced: _____

EXHIBIT A
Legal Description

Property Address: 1731 Commerce Ave., Vero Beach, FL 32960

Parcel ID No.: 33-39-01-00047-0050-00009/0

Legal Description:

Lying and being in the County of Indian River, State of Florida to wit:

Lots 9 and 10, Block 5, PLAT NO. 2 OF HIGHLAND PARK, according to the Plat thereof, as recorded in Plat Book 1, Page 67, Public Records of Indian River County, Florida; said property also being described as:

From the Northeast corner of the Southwest quarter of the Southwest quarter, Section 1, Township 33 South, Range 39 East, run West along the one quarter section line and centerline of 18th Street, a distance of 695.31 feet to the East right-of-way line of the F.E.C. Railroad; thence run South 18 degrees 00'12" East along the said East right-of-way a distance of 434.70 feet to a point of beginning; thence run North 71 degrees 43'48" East, a distance of 150.00 feet along the North line of Lot 9 above described, to an iron pipe at the West right-of-way line of Commerce Avenue as shown on Plat Book 1, Page 67, Public Records of Indian River County, Florida; thence run South 18 degrees 00'12" East along the East line of Lots 9 and 10 above described, a distance of 100 feet to an iron pipe; thence run South 71 degrees 43'48" West along the Southerly lot line of Lot 10 above described, a distance of 150 feet to an iron pipe on the Easterly right-of-way of the F.E.C. Railroad; thence run along the Easterly right-of-way line of the F.E.C. Railroad above described, North 18 degrees 00'12" West along the Westerly line of lot lines of Lots 10 and 9 above described, a distance of 100 feet to the point of beginning; said land lying and being in Indian River County, Florida.

Property Address: 1701 Commerce Ave., Vero Beach, FL 32960

Parcel ID No.: 33-39-01-00047-0050-00011/0

Legal Description:

Lots 11, 12, 13, 14 and 15, Block 5, PLAT NO. 2 OF HIGHLAND PARK, according to the Plat thereof, as recorded in Plat Book 1, Page 67, Public Records of Indian River County, Florida; LESS AND EXCEPT that part of said Lot 15, Block 5, being more particularly described as follows: Beginning at a point on the Easterly line of said Lot 15, said point being 25 feet Southerly of the Northeast corner of said Lot 15, run Southerly on said Easterly lot line, a distance of 25 feet; thence run Westerly on the South line of said Lot 15, a distance of 25 feet to the beginning of a radial return concave to the Northwest; thence run Northeasterly on said radial return having a central angle of 50 degrees and a radius of 25 feet, a distance of 39.27 feet to the end of said radial return and the point of beginning.

Property Address: 1755 Commerce Ave., Vero Beach, FL 32960

Parcel ID No.: 33-39-01-00047-0050-00006/0

Legal Description:

Lots 6, 7 and 8, Block 5, HIGHLAND PARK, PLAT NO. 2, according to the plat thereof as recorded in Plat Book 1, page 67, Public Records of Indian River County, Florida.

Return To: First American Title Company
601 Travis, Suite 1875
Houston, TX 77002
Attn: Lisa Aguilar

NCS No. 117BFL01