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Prepared by and return to:  
C. Douglas Vitunac, Esq.  
Collins Brown Barkett, Chartered  
756 Beachland Boulevard  
Vero Beach, FL 32963  
(772) 231-4343  
File Number: 07-381.004A  
Will Call No.:

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## Warranty Deed

**This Warranty Deed** made this 14<sup>th</sup> day of February, 2024 between John M. Malek, President of Realty Management & Development, Inc., General Partner of Bridgeton Real Fund I LP, a Partnership whose post office address is 9895 N. US Hwy 1, Sebastian, Florida 32958, grantor, and Honest Transport LLC, a Florida Limited Liability Company whose post office address is 1890 Woodland Circle 208, Vero Beach, Florida 32967, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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 heirs and assigns forever, the following described land, situate, lying and being in Indian River County, Florida to-wit:

That portion lying West of the Florida East Coast railroad right of way of the North one-half of the SW 1/4 of the NE 1/4 and the South one-half of the SW 1/4 of the NE 1/4 of Section 20, Township 31 South, Range 39 East, Indian River County, Florida.

**LESS AND EXCEPT:**

Beginning at the intersection of the North Line of the SW 1/4 of the NE 1/4 of Section 20, Township 31 South, Range 39 East, with the Westerly right of way line of the Florida East Coast Railroad (Said right of way being 50 feet Westerly from and parallel to the centerline of the main track of the Florida East Coast Railway) and from thence run Southeasterly along said Westerly right of way line of the Florida East Coast Railroad a distance of 400 feet; thence Southwesterly at right angles to the said Westerly right of way line, 150 feet; thence Northwesterly on a line 150 feet Westerly of and parallel to said Westerly right of way line of the Florida East Coast Railroad to a point on the North line of the SW 1/4 of the NE 1/4 of said Section 20; thence run East along said North line to the Point of Beginning.

**FURTHER LESS AND EXCEPT:**

The Plat of Lands record in Plat Book 9, Page 34, of the Public Records of Indian River County, Florida, referred to as BREEZY VILLAGE MOBILE HOME SUBDIVISION UNIT I.

**ALSO LESS AND EXCEPT:**

Being all of Lot 19, BREEZY VILLAGE MOBILE HOME SUBDIVISION UNIT II, according to the unrecorded plat thereof being more particularly described as follows: Being at the platted Northeast corner of Tract C, BREEZY VILLAGE MOBILE HOME SUBDIVISION UNIT I, as shown on the plat thereof, recorded in Plat Book 9, Page 34, of the Public Records of Indian River County, Florida; thence South 64°21'34" West along the platted Northerly line of said Tract C, 89.82 feet to a point on a curve concave to the West and having a radius of 295.00 feet, a radial line from said point bears South 86°32'43" West; thence Northwesterly along the arc of said 295 foot radius curve through a central angle of 14°54'47" a distance of 76.79 feet, thence North 64°05'13" East, 70.34 feet to the West right of way of the Florida East Coast Railroad right of way; thence South 25°54'57" East along said West right of way line 74.05 feet to the Point of Beginning.

Parcel Numbers: 31392000000100000016.1 and 31392000000100000019.1

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

**Subject to** taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations, rights of way of recorded and limitations of record, if any, but this provision shall not operate to reimpose the same.

**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 **12/31/2022**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Nancy Sutton  
Witness Nancy Sutton  
Printed Name:  
P.O. Address: 756 Beachland Blvd  
Vero Beach, FL 32963

**Realty Management & Development, Inc., General Partner of Bridgeton Real Fund I LP, a Partnership**

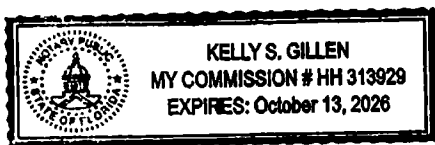
By: John Malek  
John Malek, President

Kelly S. Gillen  
Witness  
Printed Name: Kelly S. Gillen  
P.O. Address: 756 Beachland Blvd  
Vero Beach, FL 32963

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14<sup>th</sup> day of February, 2024 by John Malek, President of Realty Management & Development, Inc., General Partner of Bridgeton Real Fund I LP who  is personally known or  has produced a driver's license as identification.

[Seal]



Kelly S. Gillen  
Notary Public  
Print Name: Kelly S. Gillen  
My Commission Expires: 10/13/2026