

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTE TO CLERK: Documentary Stamp Taxes in the amount of \$0.70 is due upon recordation of this Deed, as the conveyance is merely a change in the form of ownership by the entity who had owned and will continue to own these properties. There is no mortgage on the subject properties and no other consideration for this transfer. § 201.02, Fla. Stat. Ann.; *Crescent Miami Center v. Florida Dept. of Revenue*, 903 So. 2d 913 (Fla. 2005).

This instrument prepared by:

Heather Mayer, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

After recording, return to:

BCHH
181 Montour Run Road
Coraopolis, PA 15108
Attention: Brad Cianni
412-465-3549, bcianni@bchhinc.com

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 1st day of May, 2024, is made and entered into by and between **VM Master Issuer, LLC**, whose forward mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantor"), and **VM Pronto, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantee").

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of INDIAN RIVER, in the State of Florida, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 25th day of April, 2024.

SIGNED, SEALED AND DELIVERED in the presence of:

[Signature]

Witness
Print Name: Monika Eckert
ADDRESS: 2801 Rambler Valley Dr
Cedar Park, TX 78613

[Signature]

Witness
Print Name: David Johnson
ADDRESS: 500 Victoria Dr
Cedar Park, TX 78613

GRANTOR:

VM MASTER ISSUER, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: [Signature]
Name: Jay Eckert
Title: Authorized Signer

STATE OF TEXAS §

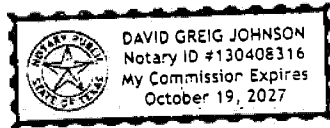
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COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me by means of physical presence, or remote online notarization, this 25th day of April, 2024, by Jay Eckert, as Authorized Signor of Main Street Renewal LLC, the Authorized Signor for VM MASTER ISSUER, LLC, on behalf of the company.

Personally Known, or Identification Produced (TX Driver's License)

SEAL:



[Signature]
Notary Public
Commission Expires: 10/19/2027
 Online Notary

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot 15, Block E, VERO BEACH HOMESITES, UNIT #1, according to the plat thereof, as recorded in Plat Book 3, Page 33, of the Public Records of Indian River County, Florida.

COMMONLY KNOWN AS: 105 32Nd Ave, Vero Beach, FL 32962

PARCEL ID: [REDACTED].0

TITLE FILE NO: 8764446-2

TRACT 2:

Lot 13, Block H, VERO BEACH HOMESITRES, UNIT #1, according to the plat thereof, recorded in Plat Book 3, Page 33, of the Public Records of Indian River County, Florida.

COMMONLY KNOWN AS: 3226 1St Pl, Vero Beach, FL 32968

PARCEL ID: [REDACTED].0

TITLE FILE NO: 8927880-2

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (105 32ND AVE, VERO BEACH, FL 32962) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 3, Page 33.

AS TO TRACT 2 (3226 1ST PL, VERO BEACH, FL 32968) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 3, Page 33.