



Prepared by:
 Ryan Grazi
 Grazi & Gianino, LLP
 217 SE Ocean Boulevard
 Stuart, Florida 34994

File Number: GG-39-22

General Warranty Deed

Made this April 20, 2022 A.D. By 933 NE Spruce Ridge Dr. LLC, a Florida Limited Liability Company, and 943 NE Spruce Ridge Dr. LLC, a Florida Limited Liability Company, 163 Pepper Lane, Jensen Beach, Florida 34957, hereinafter called the grantor, to PR 1311 LLC, a Florida Limited Liability Company, whose post office address is: 214 NE Acacia Trail, Jensen Beach, Florida 34957, hereinafter called the grantee:

(Whenever used herein the term "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)

Witneseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 Martin County, Florida, viz:

SEE ATTACHED EXHIBIT "A"

Said 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 members of the household of Grantor(s) reside thereon.

Parcel ID Number: 30-37-41-011-027-00060.0000, 30-37-41-011-027-00061.0000, and 30-37-41-011-027-00010.10000

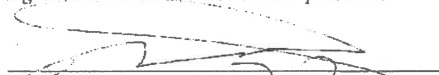
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 December 31, 2021.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


 Witness Printed Name: Courtney Santorella

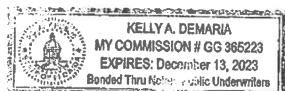
933 NE Spruce Ridge Dr. LLC, a Florida Limited Liability Company
 By Courtney Santorella (Seal)
 Courtney Santorella
 Authorized Member
 Address: 163 Pepper Lane, Jensen Beach, Florida 34957


 Witness Printed Name: Kelly A. Demaria

943 NE Spruce Ridge Dr. LLC, a Florida Limited Liability Company
 By Courtney Santorella (Seal)
 Courtney Santorella
 Authorized Member
 Address: 163 Pepper Lane, Jensen Beach, Florida 34957

State of Florida
 County of Martin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of April, 2022, by Courtney Santorella as Authorized Member of 933 NE Spruce Ridge Dr. LLC, a Florida Limited Liability Company, and 943 NE Spruce Ridge Dr. LLC, a Florida Limited Liability Company, who is personally known to me or who has produced PC etc as identification.





 Notary Public
 Print Name: Kelly A. Demaria
 My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1

Lot 1, Block 27, NORTH RIVER SHORES SECTION - 6, according to the Plat thereof, as recorded in Plat Book 3, Page 88, Public Records of Martin County, Florida.

Parcel 2

Parcel A

A parcel of land being a portion of Lot 6 of Block 27 of NORTH RIVER SHORES SECTION - 6, according to the plat thereof, recorded in Plat Book 3, Page 88 of the Public Records of Martin County, Florida, more particularly described as follows:

Begin at the Southwest corner of said Lot 6, Thence S 57° 36' 55" E, along the Southerly line of said Lot 6 and the Northerly right-of-way line of NW 10th Terrace, for 72.41 feet to the point of curvature of a curve, concave Northerly, having a radius of 348.04 feet; Thence Easterly along the arc of said curve and along said Southerly line of Lot 6 and Northerly right-of-way line of NW 10th Terrace, through a central angle of 40°28' 52" for 27.22 feet; Thence N 19° 22' 59" E, for 136.24 feet to a point lying on the Northerly line of said Lot 6, Thence N 74° 28' 33" W, along said Northerly Line of Lot 6, for 91.78 feet to the Northwest corner of said Lot 6; said Northwest corner lying on a non-tangent curve, concave Westerly, having a radius of 455.00 feet (said arc subtended by a chord which bears S 22° 23' 37" W, for 108.84 feet); Thence Southerly, along the arc of said curve and along the Westerly line of said Lot 6, and the Easterly right-of-way line of NW Spruce Ridge Drive, through a central angle of 13° 44' 19" for 109.10 feet to the Point of Beginning.

Parcel 3

Parcel B - Legal Description:

A parcel of land being a portion of Lot 6 of Block 27 of NORTH RIVER SHORES SECTION -6, according to the plat thereof, recorded in Plat Book 3, Page 88 of the Public Records of Martin County, Florida, more particularly described as follows:

Begin at the Northeast corner of said Lot 6, Thence N 74° 28' 33" W, along the Northerly line of said Lot 6, for 77.17 feet; Thence S 19° 22' 59" W, for 136.24 feet to a point lying on the Southerly line of said Lot 6 and the Northerly right-of-way line of NW 10th Terrace; said point lying on a non-tangent curve, concave Northerly, having a radius of 348.04 feet (said curve subtended by a chord which bears S 69° 56' 01" E, for 94.92 feet); Thence Easterly, along the arc of said curve and along said Southerly line of Lot 6 and Northerly right-of-way line of NW 10th Terrace, through a central angle of 15° 40' 29", for 95.22 feet to the Southeast corner of said Lot 6; Thence N 12° 13' 05" E, along the Easterly line of said Lot 6, for 143.68 feet to the Point of Beginning.