



Prepared by and return to:

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Juno Beach, FL 33408-1121

Telephone: (561) 713-2098

Warranty Deed

This Warranty Deed is made this 2nd day of November, 2023, between GOOSE DEVELOPMENT FUND, LLC, a Florida limited liability company, whose post office address is 18978 Point Drive, Tequesta, FL 33469, "**Grantor**", and GOOSE 220 MACARTHUR LLC, a Florida limited liability company, whose post office address is 18978 Point Drive, Tequesta, FL 33469, "**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, limited liability companies, trusts and trustees)

Witnesseth, that Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit (the "**Property**"):

Beginning at a point where the North line of the South 361.184 feet of Government Lot 1, Section 5, Township 38 South, Range 42 East, Martin County, Florida, intersects the Easterly shore line of the Indian River, said point being 966.316 feet South, (measured on the perpendicular) of the North line of said Section 5; run thence North 89 degrees 29' East, parallel to the North line of said Section 5, to the shore line of the Atlantic Ocean; thence South 25 degrees 58' East, along the said shore line of the Atlantic Ocean, a distance of 100 feet to a point that is 90.296 feet South (measured on the perpendicular) of the course first above described; thence South 89 degrees 29' West, to the Easterly shore line of the Indian River; thence Northwesterly meandering the said shore line of the Indian River to the point and place of beginning.

LESS AND EXCEPT the right of way for MacArthur Boulevard.

Tax Account Number: 05-38-42-000-00030-5

THIS DEED IS A CONVEYANCE OF UNENCUMBERED REAL PROPERTY, WITH NO CONSIDERATION, AND NOT A SALE. THE MEMBERS OF THE GRANTOR AND GRANTEE ARE THE SAME.

Subject to: comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record; and taxes accruing subsequent to December 31, 2023.

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 Grantor hereby covenants with said Grantee that: (a) Grantor is lawfully seized of the Property in fee simple; (b) Grantor has good right and lawful authority to sell and convey the Property; (c) Grantor hereby fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever; and (d) the Property is free of all encumbrances, except taxes accruing subsequent to **December 31, 2023**.

In Witness Whereof, a duly authorized Manager of Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Bailey Kell Allen
Signature of Witness #1
Bailey Kell Allen
Printed Name of Witness #1
[Signature]
Signature of Witness #2
Edward Proenza
Printed Name of Witness #2

GOOSE DEVELOPMENT FUND, LLC,
a Florida limited liability company

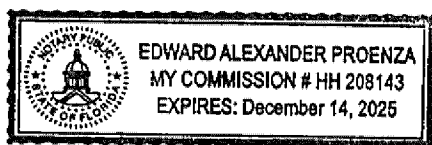
By [Signature]
Printed Name: Grant Garvey
Title: Manager

Address: 18978 Point Drive
Tequesta, FL 33469

STATE OF FLORIDA
COUNTY OF PALM BEACH _____

The foregoing Warranty Deed was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of November, 2023, by Grant Garvey as Manager of GOOSE DEVELOPMENT FUND, LLC, a Florida limited liability company, on behalf of the Company, who ☐ is personally known to me or ☒ produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public – State of Florida
Printed Name: Edward Proenza
My Commission Expires: 12/14/2025