

This Document Prepared By and Return to:
Property Transfer Services, Inc.
400 Village Square Crossing, Ste 3
Palm Beach Gardens, FL 33410

Parcel ID Number: 2423-331-0002-000-6

Warranty Deed

This Indenture, Made this 7th day of August, 2020 A.D., **Between** Jetson T.V. and Appliance Centers, Inc., a Florida Corporation of the County of Saint Lucie, State of Florida, **grantor**, and 4M Properties of South Florida LLC, a Florida Limited Liability Company whose address is: 3045 NW Radcliffe Way, Palm City, FL 34990 of the County of Martin, State of Florida, **grantees**.

Witnesseth that the GRANTOR for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Saint Lucie State of Florida to wit:

The North one-half of the South 393 feet of the North 473 feet of Government Lot 3, Section 23, Township 35, South, Range 40, East, St. Lucie County, Florida.

EXCEPTING THEREFROM the right of way of the Florida East Coast Railroad and all public rights of way.

And

Beginning at an iron rod at the intersection of the West right of way of South Indian River Drive and the North line of the South 1/2 of the South 393 feet of the North 473 feet of Government Lot 3 of Section 23, Township 35 South, Range 40 East, St. Lucie County, Florida; thence run West, along the said North line, a distance of 157.89 feet to an iron pipe and the POINT OF BEGINNING; thence run S 77 degrees 17'10" West, a distance of 226.88 feet to an iron rod; thence run N 07 degrees 33'19" West, a distance of 50.37 feet to an iron rod on the aforesaid North line; thence run East, a distance of 227.94, to the POINT OF BEGINNING.

Subject to restrictions, reservations and easements of record, if any, and taxes for the year 2020 not yet due and payable and thereafter.

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

AND, the grantor hereby covenant 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, and hereby 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, 2019.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Donna Fredericke

Printed Name: Donna Fredericke

Witness

Patricia A. Mays

Printed Name: Patricia A. Mays

Witness

Jetson T.V. and Appliance Centers, Inc., a Florida Corporation

By: *[Signature]* (Seal)

John E. Thofner III, President
P.O. Address: 4145 S US Hwy 1, Fort Pierce, FL 34982

State of Florida
County of Saint Lucie *Indian River*

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this *14th* day of August, 2020, by John E. Thofner III, President of Jetson T.V. and Appliance Centers, Inc. on behalf of the corporation who is personally known to me or who has produced his driver's license as identification.

Patricia A. Mays

Printed Name:

Notary Public

My Commission Expires:

