

Prepared by and return to:
Daniel P. Wurtenberger, Esq.
Attorney at Law
Law Office of Daniel P. Wurtenberger, P.A., DBA DPW Law Firm
3507 Kyoto Gardens Drive Suite 205
Palm Beach Gardens, FL 33410
561-508-5642
File Number: 1428-00001
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of September, 2021 between **Treasure Coast Lawn Equipment Sales & Service, Inc., a Florida Corporation** whose post office address is **5414 NW Scepter Drive, Port Saint Lucie, FL 34983**, grantor, and **Roth Land Holdings, LLC, a Florida limited liability company** whose post office address is **1802 SW Bayshore Blvd, Port Saint Lucie, FL 34984**, 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 **Saint Lucie County, Florida** to-wit:

Lots 26, 27 and 28, Block 627, PORT ST. LUCIE SECTION THIRTEEN, according to the map or plat thereof as recorded in Plat Book 13, Page 4, Public Records of St. Lucie County, Florida.

Parcel Identification Number: 420-560-2408-000/4

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.

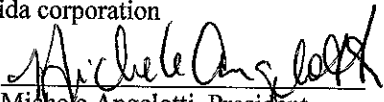
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

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

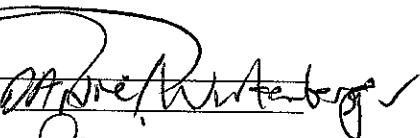
Signed, sealed and delivered in our presence:

Treasure Coast Lawn Equipment Sales & Service, Inc., a
Florida corporation

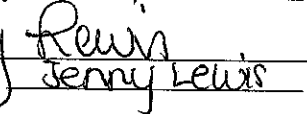
By:


Michele Angelotti, President

Witness Name:



Witness Name:


Jenny Lewis

(Corporate Seal)

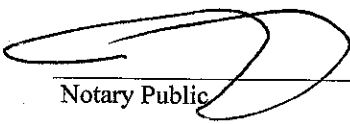
State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of September, 2021 by Michele Angelotti of Treasure Coast Lawn Equipment Sales & Service, Inc., a Florida corporation, on behalf of the corporation. She ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



DANIEL WURTENBERGER
Commission # GG 189517
Expires June 23, 2022
Bonded Thru Budget Notary Services


Notary Public

Printed Name: _____

My Commission Expires: _____