

Prepared by and return to:

Baldwin Park Title
1430 Lake Baldwin Ln, Ste A
Orlando, FL 32814
(407) 986-9803
File No BPT-2022-1283

Parcel Identification No 2940747

WARRANTY DEED

THE GRANTOR(s): **Quai Holdings of Florida, LLC, a Florida Limited Liability Company** Whose address is: PO Box 650249, Vero Beach, FL 32965 (the "Grantor")

Conveys and warrants to: **INB Fund 1 LLC, a Florida Limited Liability Company**, Whose address is: 3670 Maguire Boulevard, Suite 210, Orlando, FL 32803 (the "Grantee") (Which Terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten and No/100 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 situated in County of Brevard, State of Florida:

Lot 15, Block 977, PORT MALABAR UNIT EIGHTEEN, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 109 through 119, inclusive, of the Public Records of Brevard County, Florida.

Tax Parcel No: **2940747**
Commonly known as: **2200 Wagonwheel Avenue Southeast, Palm Bay, FL 32909**

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 May 16, 2022.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s):

Dated: May 16, 2022

Signed, sealed and delivered in our presence:

Quai Holdings of Florida, LLC, a Florida Limited Liability Company

By: Jay Stern, Manager

[Signature]
First Witness Signature:

Sean O'Connor
First Witness Printed Name:

Congetta M. Ficara
Second Witness Signature:

Congetta M. Ficara
Second Witness Printed Name:

STATE OF FLORIDA }
COUNTY OF INDIAN RIVER } ss
}

The foregoing instrument was acknowledged before me this May 13th, 2022 (date), by means of ☒ physical presence or ☐ online notarization, by **Quai Holdings of Florida, LLC, a Florida Limited Liability Company**, who is ☒ personally known to me or ☐ produced _____ as identification.

Notary Public: Congetta M. Ficara
Printed Name: Congetta M. Ficara
Indian River County,
My Commission Expires: 06/13/25

