

This Instrument Prepared By:
Glenn W Williams, Esq.
Quintairos, Prieto, Wood & Boyer, P.A.
12428 San Jose Blvd., Ste 1
Jacksonville, Florida 32223

Prepared Without Title Search, Title Examination, or Attorney's Opinion of Title

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made this 20th day of March, 2025, between, **LUPI HOLDINGS, LLC**, a Florida limited liability company whose post office address is 685 Standish Drive, St. Augustine, Florida 32086 (hereinafter the "Grantor"), to **ST. JOHNS BIOMEDICAL LABORATORIES, INC.**, a Florida corporation whose address is 165 South Park Blvd., St. Augustine, Florida 32086 (hereinafter the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee all that certain land lying and being in FLAGLER County, State of Florida, and more particularly described hereinbelow (the "Property"):

LOT 3, LUPI PLAZA, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 31, PAGES 93 AND 94, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Parcel Identification Number: 07-11-31-7011-000C0-0030

Subject to all laws and ordinances, and subject to taxes for the year 2025 and subsequent years.

The purpose of this deed is to return the Property to Grantee. The conveyance of the Property made pursuant to that certain Special Warranty Deed recorded under Instrument No. 2025006019, and ORB 2936, Page 648, Public Records of Flagler County, Florida was made in error, as it was never the intent of St. Johns Biomedical Laboratories, Inc., a Florida corporation to convey the Property.

NOTE TO CLERK: There is no change in beneficial change in ownership and full deed stamps were paid in the deed recorded at ORB 1930, Page 1. The Property is unencumbered, in accordance with Florida Statute 201.02. Only minimal deeds stamps are due and payable

TOGETHER WITH all the easements, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with Grantee that, except as noted above, at the time of delivery of this General Warranty Deed said Property was free from all encumbrances made by Grantor and that Grantor shall and will WARRANT AND DEFEND the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none others.

IN WITNESS WHEREOF, the said Grantor has caused this General Warranty Deed to be executed on the day and year first above written.

LUPI HOLDINGS, LLC,
a Florida limited liability company

BY: [Signature]
Edwin O. Sia, M.D., as Manager

WITNESS
Print Name Michael S. Barker

Address: 12428 Sun Sox Blvd
Sun, FL 32223

WITNESS
Print Name LYDIA RENZULLI

Address: P.O. Box 4321
St Augustine FL 32085

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of March, 2025 by Edwin O. Sia, M.D., as Manager of Lupi Holdings, LLC, a Florida limited liability company, who are personally known or have produced _____ as identification.

My Commission Expires

(SEAL)



[Signature]
MICHAEL J. BARKER NOTARY PUBLIC
Commission # HH 494268 Name: Michael S. Barker
Expires February 19, 2028 Serial Number: HH494268