

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
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Prepared by and return to:
Ian E. Osking, Esquire
Neill Griffin Marquis - Chartered
Post Office Box 1270
Fort Pierce, Florida 34954
Parcel ID Number : 2405-0107-000-1

FEB 7 2018

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WARRANTY DEED

This Warranty Deed made this 17th day of January, 2018, by **WHITE LIGHTNING, LLC**, a Florida limited liability company, and **RIVERSIDE CITRUS HARVESTING, LLC**, a Florida limited liability company, hereinafter called the grantor, to **RIVERSIDE CITRUS HARVESTING, LLC**, a Florida limited liability company, hereinafter called the grantee, whose address is: 1040 Shinn Road, Fort Pierce, Florida 34945.

Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH: That the said grantor, for and in consideration of the sum of \$10.00, in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said grantee, and the grantee's heirs and assigns forever, the following described land, situated, lying, and being in St. Lucie County, Florida, to wit:

PARCEL 2-B

THAT PART OF THE NE ¼ OF SECTION 10, TOWNSHIP 35 SOUTH, RANGE 38 EAST LAYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 35 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°52'04" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 10, A DISTANCE OF 1142.25 FEET; THENCE NORTH 00°02'42" EAST, A DISTANCE OF 49.50 FEET TO THE NORTH RIGHT - OF - WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (NSLRWCD) CANAL NO. 65 AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LINE:

THENCE CONTINUE NORTH 00°02'42" EAST, A DISTANCE OF 195.78 FEET; THENCE NORTH 89°52'04" WEST, A DISTANCE OF 209.60 FEET; THENCE NORTH 00°09'08" WEST, A DISTANCE OF 2368.19 FEET TO THE SOUTH RIGHT - OF - WAY LINE OF NSLRWCD CANAL NO. 62 AND THE POINT OF TERMINUS.

LESS AND EXCEPTING THEREFROM RIGHTS OF WAY FOR ROADS AND CANALS.

SAID LAND CONTAINS 77.28 ACRES, MORE OR LESS.

This deed was prepared based upon information provided by the parties hereto and without the benefit of title examination. By the delivery (by Grantor) and acceptance (by Grantees) of this deed, the Grantor and Grantees agree to indemnify and hold harmless the preparer of this deed from any and all liability arising by reason of matters which would have been revealed by a search of the public records.

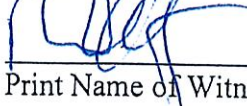
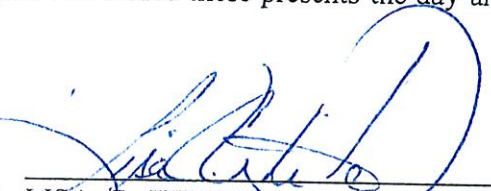
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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

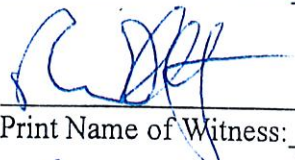
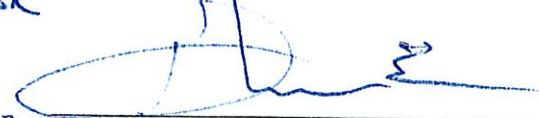
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016, zoning ordinances and rights of way for public roads.


In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

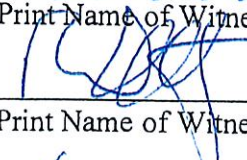

Signed, sealed and delivered in our presence:



Print Name of Witness: Richard V. Nestor, Jr. 
LISA C. WHITE, as Manager of WHITE LIGHTNING RANCH, LLC, a Florida limited liability company


Print Name of Witness: KAREN R. HUEBNER


Print Name of Witness: Richard V. Nestor, Jr. 
GARY D. WHITE, as Manager of WHITE LIGHTNING RANCH, LLC, a Florida limited liability company


Print Name of Witness: KAREN R. HUEBNER


Print Name of Witness: Richard V. Nestor, Jr. 
ADRIAN MORALES, as Manager of RIVERSIDE CITRUS HARVESTING, LLC, a Florida limited liability company


Print Name of Witness: KAREN R. HUEBNER

STATE OF FLORIDA
COUNTY OF ST LUCIE

The foregoing was acknowledged before me this 17th day of January, 2018, by LISA C. WHITE, as Manager of WHITE LIGHTNING RANCH, LLC, GARY D. WHITE, as Manager of WHITE LIGHTNING RANCH, LLC, and ADRIAN MORALES, as Manager of RIVERSIDE CITRUS HARVESTING, LLC, [] who are personally known to me or [] who produced a driver's license as identification.



Karen R. Huebner

Print Name of Notary: _____
Notary Public - State Of Florida
My Commission Expires: