

This instrument prepared by:
Dan P. Heller, Esq.
Heller Waldman, P.L.
3250 Mary Street
Suite 102
Coconut Grove, FL 33133

SPECIAL WARRANTY DEED

Parcel Identification No: 26-32-39-00000-3000-00013.1

THIS INDENTURE, made this 2 day of February, 2016 between **LAWRENCE G. LABADIE and MAUREEN A. LABADIE, his wife**, whose address is 3566 Marsha Lane, Vero Beach, Florida, 32967 (herein collectively referred to as "**Grantor**"), and **4388 US1, LLC, a Florida limited liability company**, whose address is 4388 U.S. Highway 1, Vero Beach, Florida, 32967 ("**Grantee**").

WITNESSETH THAT:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to Grantee, its successors and assigns forever, the following described property lying and being in Indian River County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO all applicable land use and zoning restrictions and to easements, reservations, and restrictions of record, if any, which are specifically not reimposed or extended hereby, and to taxes for the year 2016 and subsequent years.

THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO THE HOMESTEAD OF THE GRANTOR.

And the said Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

NOTE: This Special Warranty Deed is made and given for no consideration. The Property is unencumbered and Grantor owns 100% of the membership interests in Grantee. Accordingly, no documentary stamps tax is due upon the recording of this instrument.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first hereinabove written.

Signed, sealed & delivered in the presence of:

L. Markley
Print Name: Linda Markley

Lawrence G. Labadie
LAWRENCE G. LABADIE

Marsha P. Brizzie
Print Name: Marsha P. Brizzie

Maureen A. Labadie
MAUREEN A. LABADIE

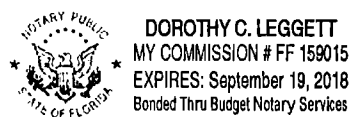
Print Name: L. Markley
Linda Markley
Marsha P. Brizzie
Print Name: Marsha P. Brizzie

STATE OF FLORIDA)
COUNTY OF Indian River)

The foregoing instrument was acknowledged before me this 2 day of February, 2016 by LAWRENCE G. LABADIE. He is [personally known to me] OR [has produced a Florida driver's license as identification].

Dorothy C. Leggett
Notary Public
Print Name: Dorothy C. Leggett

My Commission Expires:



STATE OF FLORIDA)
COUNTY OF Indian River)

The foregoing instrument was acknowledged before me this 2 day of February, 2016 by MAUREEN A. LABADIE. She is [personally known to me] OR [has produced a Florida driver's license as identification].

Dorothy C. Leggett
Notary Public
Print Name: Dorothy C. Leggett

My Commission Expires:



DOROTHY C. LEGGETT
MY COMMISSION # FF 159015
EXPIRES: September 19, 2018
Bonded Thru Budget Notary Services

EXHIBIT "A"LEGAL DESCRIPTIONParcel 1:

That part of the N.E. 1/4 of the N.W. 1/4 of Section 26, T.32S, R.39E, lying east of the east right-of-way of U.S. Highway No. 1 and being more particularly described as beginning at a point 737.65' south of the N.E. corner of said N.E. 1/4 of the N.W. 1/4; thence continue south along the 1/4 section line a distance of 164.00'; thence N 89°56'04" W, a distance of 510.89' to the intersection of a curve, said curve being the east right-of-way of U.S. Highway No. 1; thence run northwesterly along said curve having an internal angle of 00°34'11" and a radius of 17128.75' and being concave to the northeast, an arc distance of 170.02'; thence run S 89°47'14" E, a distance of 550.28' to said 1/4 section line and point of beginning. Less the east 221.84' and the west 40' as measured radially to said curve and the south 32' thereof. Containing 0.83 acres more or less.

Parcel 2:

Together with a non-exclusive easement for ingress and egress over the following described property: The south 32' of the following: That part of the N.E. 1/4 of the N.W. 1/4 of Section 26, T.32S, R.39E, lying east of the east right-of-way of U.S. Highway No. 1 and being more particularly described as beginning at a point 737.65' south of the N.E. corner of said N.E. 1/4 of the N.W. 1/4; thence continue south along the 1/4 section line a distance of 164.00'; thence N 89°56'04" W, a distance of 510.89' to the intersection of a curve, said curve being the east right-of-way of U.S. Highway No. 1; thence run northwesterly along said curve having an internal angle of 00°34'11" and a radius of 17128.75' and being concave to the northeast, an arc distance of 170.02'; thence run S 89°47'14" E, a distance of 550.28' to said 1/4 section line and point of beginning. Less the east 221.84' and the west 40' as measured radially to said curve therefrom. Containing 0.18 acres more or less.