

Prepared by and return to:  
**William L. Epstein, Esq.**  
**William L. Epstein, P.A.**  
**2000 Glades Road, Suite 300**  
**Boca Raton, FL 33431**  
**561-395-4350**  
File Number: **1028-001**

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## **Title Affidavit**

**(Seller)**

**Before me**, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned ("Affiant"), who, after being by me first duly sworn, depose(s) and say(s) that:

1. **La Potencia, LLC, a Delaware limited liability company ("Seller")**, is the owner of and is selling the following described property to **Southern Boys Farms, LLC, a Florida limited liability company ("Buyer")**, to wit:

**See Exhibit "A" attached hereto.**

2. Attached hereto is an LLC Resolution as to Seller which is unmodified and in full force and effect.
3. All recording references set forth herein are to the Public Records of **Indian River County, Florida**, unless otherwise noted. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing **William L. Epstein, P.A. and Old Republic National Title Insurance Company** to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Seller hereby holds **William L. Epstein, P.A. and Old Republic National Title Insurance Company** harmless and fully indemnifies same (including but not limited to attorney's fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein.

**Under penalties of perjury**, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

La Potencia, LLC, a Delaware limited liability company

By: 

Edward Smith, Authorized Agent

State of Florida  
County of Palm Beach

The foregoing instrument was sworn to and subscribed before me this 28<sup>th</sup> day of December, 2018 by Edward Smith, Authorized Agent of La Potencia, LLC, a Delaware limited liability company, on behalf of the limited liability company. He [X] is personally known to me or [ ] has produced N/A as identification.

[Notary Seal]

William L. Epstein  
Notary Public



**William L. Epstein**

COMMISSION # FF211982  
EXPIRES: March 30, 2019  
WWW.AARONNOTARY.COM

Printed Name: William L. Epstein, Esq.

My Commission Expires: March 30, 2019

## EXHIBIT "A"

### Legal Description

The West one-half (1/2) of the following described property: From the Northeast corner of Section 25, Township 33 South, Range 37 East, run North 0°34'00" East along the Range line a distance of 300.00' to a point on the North right-of-way of the 300.00' wide Main Floodway; thence run North 89°31'00" West along the North right-of-way of said Main Floodway a distance of 143.74; thence run South 81°25'58" West along the North right-of-way of the Main Floodway a distance of 1334.85'; thence run North 89°31'00" West along the North right-of-way of the Main Floodway a distance of 1289.22' to the centerline of North Lateral 4, said point being the Southwest corner of that certain property conveyed to Willard E. Roe, and recorded in Official Records Book 196, Page 496, Public Records of Indian River County, Florida; run North [REDACTED] the Westerly boundary of said property conveyed to Willard E. Roe and along the centerline of said North Lateral 4 to the True Point of Beginning; thence, run North 89°42'00" West, 2759.67' to the Southeast corner of that land conveyed to Suwin Groves, as recorded in Official Records Book 305, Page 23, Public Records of Indian River County, Florida; thence run North 0°43'00" East a distance of 925.97; thence; run South 89°49'46" East, a distance of 2760.27' to the centerline of North Lateral 4; thence, run South 0°45'00" West along the said centerline of North Lateral 4 a distance of 932.20' to the Point of Beginning. Said land lying and being in Section 13, Township 33, South, Range 37 East, St. Johns Drainage District, Indian River County, Florida.

TOGETHER WITH a non-exclusive easement for the purpose of pedestrian and vehicular ingress and egress, utilities above and below ground, drainage and/or other uses over a 12 1/2 foot strip of land adjoining the North line of the West 1/2 of the above described property. Subject, however, and there is a reserved a non-exclusive easement for the same purposes over the North 12 1/2 feet of the West 1/2 of the first described lands.

and

From the Northeast corner of Section 25, Township 33 South, Range 37 East, run North 0°34'00", East along the Range line a distance of 300.00 feet to a point on the North right-of-way of the 300.00 foot wide Main Floodway; thence run North 89°31'00", West along the North right-of-way of said Main Floodway a distance of 143.74 feet; thence run South 81°25'58", West along the North right-of-way of the Main Floodway a distance of 1,334.85 feet; thence run North 89°31'00" West, along the North right-of-way of the Main Floodway a distance of 1,289.22 feet to the centerline of North Lateral 4, said point being the Southwest corner of that certain property conveyed to Willard E. Roe and recorded in Official Records Book 196, Page 496, Public Records of Indian River County, Florida; thence run North 0°45'00", East a distance of 4,976.77 feet along the Westerly boundary of said property conveyed to Willard E. Roe and along the centerline of said North Lateral 4; thence North 89°42'00" West, 2,759.67 feet to the Southeast corner of that land conveyed to Suwin Groves as recorded in Official Records Book 305, Page 23, Public Records of Indian River County, Florida; thence run North 0°43'00", East a distance of 925.97 feet to the Point of Beginning; thence from said Point of Beginning continue North 0°43'00", East a distance of 925.98 feet; thence run South 89°57'30", East a distance of 2,760.87 feet to the centerline of North Lateral 4; thence run South 0°45'00" West, along said centerline of North Lateral 4, a distance of 932.21 feet, thence run North 89°49'46" West, a distance of 2,760.27 feet to the point of Beginning.

TOGETHER WITH a non-exclusive easement for the purpose of pedestrian and vehicular ingress and egress, utilities above and below ground, drainage and/or other uses over a 12- 1/2' strip of land adjoining the South line of the West 1/2 of the above described property.

The above property lies in the North 1/2 of the Southern Part of the West 1/2 of Section 13, Township 33 South, Range 37 East, St. John's Drainage District, all lying and being in Indian River County, Florida.

Prepared by:

William L. Epstein, Esquire  
William L. Epstein, P.A.  
2000 Glades Road, Suite 300  
Boca Raton, FL 33431  
(561) 395-4350

LIMITED LIABILITY COMPANY RESOLUTION

We, Yoenis Cespedes, as the sole Member and one of the Managers, and Ivan Ortiz Milanes, as the other Manager, collectively being the sole Member and all of the Managers of La Potencia, LLC, a Delaware limited liability company (the "LLC"), do hereby certify as follows:

1. The LLC is a Delaware limited liability company in good standing, and is authorized to transact business in the State of Florida.

2. The Articles of Organization of the LLC as filed with the Secretary of State of the State of Delaware on June 24, 2014 are true, complete and current, and the same are in full force and effect this date without modification.

3. By appropriate action, approved by Yoenis Cespedes, as the sole Member and one of the Managers, and Ivan Ortiz Milanes, as the other Manager, collectively being the sole Member and all of the Managers of La Potencia, LLC, the following resolutions were unanimously adopted:

A. The "AS IS" Residential Contract for Sale and Purchase dated on or about November 30, 2018, as same may be amended from time to time, by and between the LLC, as the seller, and Southern Boys Farms, LLC, a Florida limited liability company, as successor in interest to Robert T. Thompson, as the buyer (hereinafter the "Contract"), for the sale and purchase of the property located at 112/315 130<sup>th</sup> Avenue SW, Vero Beach, FL, more specifically described in Exhibit "A" hereto, is ratified and affirmed in its entirety.

B. In conjunction with the Contract, the LLC, by and through Yoenis Cespedes, one of its Managers, Ivan Ortiz Milanes, its other Manager, and Edward Smith, its authorized agent, each empowered to act alone in the furtherance of this resolution without the signature of the others or any other person, is authorized to execute and deliver all documents, agreements and undertakings, and to take all other actions, necessary to effectuate the closing of said Contract, or otherwise incidental thereto, on behalf of the LLC, including but not limited to executing and delivering a warranty deed, closing affidavit, bill of sale, general assignment, closing statement and seller's CD.

4. The foregoing Resolution is outstanding and in full force and effect and has not been modified, amended or rescinded in any particular.

5. The following is the sole Member of the LLC:

A. Yoenis Cespedes

6. The following are all of the Managers of the LLC:

A. Yoenis Cespedes; and

B. Ivan Ortiz Milanes

IN WITNESS WHEREOF, We have hereunto set our hands this 28<sup>th</sup> day of December, 2018.

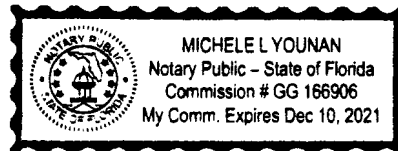
[signatures appear on the following pages]

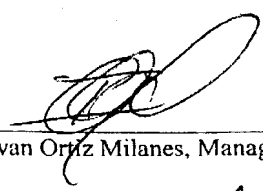
*Yoenis Cespedes*  
Yoenis Cespedes, Member/Manager

STATE OF FL  
COUNTY OF Palm Beach

I HEREBY CERTIFY that the foregoing instrument was acknowledged, sworn, and subscribed before me this 28<sup>th</sup> day of December, 2018, by Yoenis Cespedes, who is personally known to me or who produced driver's license as identification.

*Michele L Younan*  
Print Name: Michele L Younan  
Notary Public, State of Florida  
Serial No:  
My Commission Expires:



  
Ivan Ortiz Milanes, Manager

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that the foregoing instrument was acknowledged, sworn, and subscribed before me  
this \_\_\_\_ day of December, 2018, by Ivan Ortiz Milanes, who is personally known to me or who produced  
\_\_\_\_\_ as identification.

\_\_\_\_\_  
Print Name:  
Notary Public, State of \_\_\_\_\_  
Serial No: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_