

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

Parcel Identification Nos. 33371300000500000001.0
33371300000500000002.1

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 31st day of December, 2018 between La Potencia, LLC, a Delaware limited liability company whose post office address is 225 NE Mizner Blvd., Suite 685, Boca Raton, FL 33432 of the County of Palm Beach, State of Florida, grantor*, and Southern Boys Farms, LLC, a Florida limited liability company whose post office address is P.O. Box 430, Vero Beach, FL 32961 of the County of Indian River, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River County, Florida, to-wit:

See Exhibit "A" attached hereto.

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

William L. Epstein
 Witness Name: WILLIAM L. EPSTEIN

Carole Kolsky
 Witness Name: Carole Kolsky

La Potencia, LLC, a Delaware limited liability company

By: Edward Smith
 Edward Smith, Authorized Agent

State of Florida
 County of Palm Beach

The foregoing instrument was acknowledged before me this 28th 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

Printed Name: William L. Epstein, Esq.

My Commission Expires: March 30, 2019



William L. Epstein

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

Exhibit A

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 0°45'00" East, 4976.77' along 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.

Parcel Identification Number: 33371300000500000001.0

and

Parcel Identification Number: 33371300000500000002.1