

**RETURN TO:**

**First American Title Insurance Co.  
400 South Rampart Drive, Suite 290  
Las Vegas, NV 89145**

**Prepared By:**

Walton Acquisitions FL, LLC  
c/o Walton International Group (USA), Inc.  
14614 N. Kierland Blvd., Ste. 120  
Scottsdale, Arizona 85254  
Attn: Hector Meza

**Tax Identification Nos.:**

**SPECIAL WARRANTY DEED**

**This Special Warranty Deed**, made this \_\_\_\_\_ day of **MAY 14 2021**, 20\_\_\_\_,  
between **WALTON ACQUISITION FL, LLC**, a Florida limited liability company  
("**Grantor**"), whose address is c/o Walton International Group (USA), Inc., 14614 N. Kierland  
Blvd., Suite 120, Scottsdale, Arizona 85254, and **HE, Jianghao**, Trustee of the **HE, Jianghao  
Hibiscus Revocable Trust ("Grantee")**, whose address is c/o Walton International Group  
(USA), Inc., 14614 N. Kierland Blvd., Suite 120, Scottsdale, Arizona 85254.

P-WRR



CF111015-001

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs, successors and assigns forever, a Ten/**Three Hundred Thirty Eight (10/338)** undivided tenant-in-common interest in that certain real property in fee simple absolute situated in Indian River County, Florida (the "**Property**"):

See Schedule "A" attached hereto and made a part hereof

**Together** with all tenements, hereditaments and appurtenances thereto with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

**To Have to the Hold**, the same in fee simple forever.

**And** Grantor does hereby covenant with Grantee that Grantor lawfully seized the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

This conveyance is subject to: (i) taxes and assessments for the year 2020 and subsequent years and taxes or special assessments which are not shown as existing liens by the Public Records of Indian River County, (ii) all conditions, restrictions, reservations, easements, covenants, and limitations in the Public Records of Indian River County, without, by this reference intending to reimpose the same, (iii) all laws, ordinances, restrictions, prohibitions, regulations, and other requirements imposed by governmental authorities, (iv) the covenants contained in the Declaration of Covenants, Conditions and Restrictions recorded by Grantor prior to recording this Deed (the "**CC&R**"). The CC&R is incorporated herein by the foregoing reference thereto, and by acceptance of this Deed, Grantee hereby assumes the CC&R, agrees to all designations, appointments, assignments, waivers and authorizations therein, agrees to comply with all covenants, requirements and restrictions therein and acknowledges and agrees that the CC&R is in all respects binding upon Grantee and its successors and assigns and runs with the title to the Property ("**Permitted Encumbrances**").

**RESERVATION OF MINERALS:** Grantor specifically reserves for itself, its successors and assigns, any and all oil, gas and other mineral rights located within the boundaries of the land.

**[SIGNATURE PAGE COMMENCES ON FOLLOWING PAGE]**



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In Witness Whereof, Grantor has executed this Special Warranty Deed as of the date written above.

Signed, Sealed and Delivered  
in the presence of:

**WALTON ACQUISITIONS FL, LLC,**  
a Florida limited liability company

By: Walton International Group, Inc.,  
a Nevada corporation,  
its Manager

Kylie Lodge  
Print Name: Kylie Lodge  
First Witness

By: [Signature]  
Name: Elise Kelsheimer  
Title: Authorized Signatory

Alison Staley  
Print Name: Alison Staley  
Second Witness

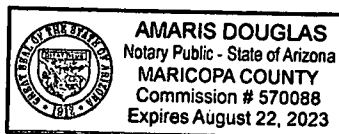
STATE OF ARIZONA

COUNTY OF MARICOPA

ACKNOWLEDGED and subscribed before me this 14 day of MAY, 2022, by Elise Kelsheimer, an Authorized Signatory of Walton International Group, Inc., a Nevada corporation, the Manager of Walton Acquisitions FL, LLC, a Florida limited liability company, on behalf of the company. Said person is personally known to me.

[Signature]  
Notary Public, State of Arizona  
Print Name: Amaris Douglas  
Commission No.: 570088  
My Commission Expires: 8/22/2023

[SEAL]



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**SCHEDULE "A"**

**To the Special Warranty Deed**

**Legal Description of Property - Hibiscus**

The Land referred to herein below is situated in the County of Indian River, State of Florida, and is described as follows:

Tracts 3, 4, 5 and 6 in Section 15, Township 33 South, Range 38 East, according to the plat of said lands of Indian River Farms Company recorded in Plat Book 2, Page 25, Public Records of St. Lucie County, Florida, of which Indian River County was formerly a part, said tracts lying in and generally comprising the NW  $\frac{1}{4}$  of said Section 15.

Containing approximately 152.61 acres



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