

This instrument prepared by or under the supervision of (and after recording should be returned to):

Seth S. Sheitelman, Esq.
Florida Power & Light Company
700 Universe Boulevard (Law/JB)
Juno Beach, Florida 33408

Parcel I.D. Nos.: 33-37-11-00000-1000-00003.0;
33-37-11-00000-1000-00002.0;
33-37-11-00000-1000-00002.2;
33-37-11-00000-1000-00002.1; and
33-37-01-00001-0050-00004.0

(Space Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective as of the 14th day of December, 2022, by St. Johns River Farm LLC, a Delaware limited liability company ("**Grantor**"), whose mailing address is 1318 Dale Street, Raleigh, North Carolina 27605, to Florida Power & Light Company, a Florida corporation ("**Grantee**"), whose mailing address is 700 Universe Boulevard, Juno Beach, Florida 33408, Attention: Corporate Real Estate Department. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, personal representatives, and assigns.

W I T N E S S E T H:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and/or assigns forever, the following described land situate and being in Indian River County, Florida ("**Property**"), to wit:

SEE ATTACHED EXHIBIT A.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year of closing and subsequent years which are not yet due and payable; (b) zoning, restrictions, prohibitions and other requirements imposed by governmental authority, (c) restrictions and matters appearing on the plat or otherwise common to the subdivision, (d) all covenants, conditions, restrictions, reservations, rights of way, limitations, easements and similar matters of record, if any, but this reference shall not operate to reimpose same, and (e) all matters which would be disclosed by an accurate survey and inspection the Property (including, but not limited to, boundary line disputes, overlaps and encroachments).

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; and, that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Grantor:

ST. JOHNS RIVER FARM LLC,
a Delaware limited liability company

By: U.S. Farming Realty Trust II, LP,
a Delaware limited partnership,
its sole member

By: International Farming Corporation GP2,
LLC, a Delaware limited liability company,
its general partner

Sign: Brenda Brown
Print: Brenda Brown

By: Wendi Knapke
Name: Wendi Knapke
Its: Authorized Agent

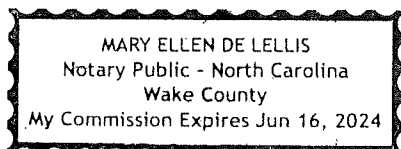
Sign: Enka M Viall
Print: Enka M Viall

ACKNOWLEDGMENT

STATE OF NORTH CAROLINA)
) SS:
COUNTY OF WAKE)

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 15th day of November, 2022, by Wendi Knapke, as Authorized Agent of International Farming Corporation GP2, LLC, a Delaware limited liability company, the general partner of U.S. Farming Realty Trust II, LP, a Delaware limited partnership, the sole member of St. Johns River Farm LLC, a Delaware limited liability company, on behalf of the company.

[NOTARIAL SEAL]



Notary: Mary Ellen De Lellis
Print Name: Mary Ellen De Lellis
Notary Public, State of North Carolina
My commission expires: June 16, 2024

☒ Personally Known **OR** ☐ Produced Identification
Type of Identification Produced _____

Exhibit A**Property**

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

PARCEL 1

PARTS OF SECTIONS 11, 12, 13 AND 14, OF TOWNSHIP 33 SOUTH, RANGE 37 EAST, DESCRIBED AS FOLLOWS: FROM THE NW CORNER OF TRACT 1, ST. JOHN'S DRAINAGE DISTRICT UNIT 7, AS RECORDED IN PLAT BOOK 7, PAGE 41, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, RUN S00°45'00"W 2502.10 FEET ALONG THE WEST BOUNDARY OF SAID ST. JOHN'S DRAINAGE DISTRICT UNIT 7, AS RECORDED IN PLAT BOOK 7, PAGE 41, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, TO THE POINT OF BEGINNING; THENCE RUN N89°23'15"W A DISTANCE OF 5293.38 FEET TO THE CENTER LINE OF NORTH LATERAL 5; THENCE RUN S00°43'30"W A DISTANCE OF 9083.35 FEET ALONG SAID CENTER LINE OF NORTH LATERAL 5; THENCE RUN EAST 5289.85 FEET TO THE WEST BOUNDARY OF ST. JOHNS DRAINAGE DISTRICT UNIT 7; THENCE RUN N00°45'00"E ALONG THE WEST BOUNDARY OF SAID ST. JOHNS DRAINAGE DISTRICT UNIT 7, A DISTANCE OF 9026.86 FEET TO THE POINT OF BEGINNING.

(MAINTENANCE PARCEL)

A PORTION OF SECTIONS 11 AND 12 OF TOWNSHIP 33 SOUTH, RANGE 37 EAST, DESCRIBED AS FOLLOWS: COMMENCING FROM THE NORTHWEST CORNER OF PARCEL 1 (AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2842 PAGE 205, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA) THENCE S00°08'11"W ALONG THE WEST LINE OF SAID PARCEL 1 A DISTANCE OF 1311.54 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED "MAINTENANCE PARCEL"; THENCE CONTINUE S00°08'11"W ALONG SAID WEST LINE OF PARCEL 1 A DISTANCE OF 393.40 FEET; THENCE S89°39'11"E A DISTANCE OF 339.98 FEET; THENCE N00°08'11"E A DISTANCE OF 261.72 FEET; THENCE S89°39'11"E A DISTANCE OF 54.21 FEET; THENCE N00°08'11"E, A DISTANCE OF 131.69 FEET; THENCE N89°39'11"W A DISTANCE OF 394.19 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PROPERTY:

FROM THE NORTHWEST CORNER OF TRACT 1, ST. JOHN'S DRAINAGE DISTRICT UNIT 7, AS RECORDED IN PLAT BOOK 7, PAGE 41, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, RUN S00°45'00"W 2502.10 FEET ALONG THE WEST BOUNDARY OF SAID ST. JOHN'S DRAINAGE DISTRICT UNIT 7, AS RECORDED IN PLAT BOOK 7, PAGE 41, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE RUN N89°23'15"W A DISTANCE OF 2814.35 FEET TO THE POINT OF

BEGINNING; THE SAME BEING THE CENTER OF A 60.00 FOOT EASEMENT; THENCE RUN N89°23'15"W A DISTANCE OF 2479.03 FEET TO THE CENTER LINE OF NORTH LATERAL 5; THENCE RUN S00°43'30"W ALONG THE CENTER LINE A DISTANCE OF 2453.30 FEET; THENCE RUN S89°23'15"E A DISTANCE OF 2493.30 FEET TO THE CENTER LINE OF A 60.00-FOOT EASEMENT; THENCE RUN N00°23'30"W A DISTANCE OF 2453.22 FEET ALONG THE CENTER LINE OF SAID 60.00 FOOT EASEMENT TO THE POINT OF BEGINNING.

PARCEL 2 (BECKER HOLDING PARCEL)

PART OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 37 EAST, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF TRACT 1, ST. JOHN'S DRAINAGE DISTRICT UNIT 7, AS RECORDED IN PLAT BOOK 7, PAGE 41, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, RUN S00°45'00"W 2502.10 FEET; THENCE N89°23'15"W, 2814.35 FEET; THENCE S00°23'30"W, 1898.00 FEET TO THE POINT OF BEGINNING. THENCE N89°23'15"W, 2490.07 FEET; THENCE S00°43'30"W, 555.30 FEET; THENCE S89°23'15"E, 2493.30 FEET; THENCE N00°23'30"E, 555.22 FEET TO THE POINT OF BEGINNING. LESS DEDICATED RIGHT OF WAYS OF RECORD.

PARCEL 3 (JOANN M. BECKER PARCEL)

PART OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 37 EAST, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF TRACT 1, ST. JOHN'S DRAINAGE DISTRICT, UNIT 7, AS RECORDED IN PLAT BOOK 7, PAGE 41, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, RUN S00°45'00"W, 2502.10 FEET; THENCE N89°23'15"W, 2814.35 FEET; THENCE S00°23'30"W, 1344.00 FEET TO THE POINT OF BEGINNING; THENCE N89°23'15"W, 2486.85 FEET; THENCE S00°43'30"W, 554.00 FEET; THENCE S89°23'15"E, 2490.07 FEET; THENCE N00°23'30"E, 554.00 FEET TO THE POINT OF BEGINNING. LESS DEDICATED RIGHT OF WAYS OF RECORD.

PARCEL 4 (HURLEY/SCHAIBLE PARCEL)

PART OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 37 EAST, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF TRACT 1, ST. JOHN'S DRAINAGE DISTRICT UNIT 7, AS RECORDED IN PLAT BOOK 7, PAGE 41, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, RUN S00°45'00"W 2502.10 FEET; THENCE N89°23'15"W, 2814.35 FEET; THENCE S00°23'30"W, 790.00 FEET TO THE POINT OF BEGINNING; THENCE N89°23'15"W, 2483.63 FEET; THENCE S00°43'30"W, 554.00 FEET; THENCE S89°23'15"E, 2486.85 FEET; THENCE N00°23'30"E, 554.00 FEET TO THE POINT OF BEGINNING. LESS DEDICATED RIGHT OF WAYS OF RECORD.

PARCEL 5 (EASEMENT PARCEL)

AN EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1435, PAGE 2673 AS MODIFIED BY PARTIAL RELEASE AND CONVEYANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2752, PAGE 1970 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND LOCATION OF UTILITIES ON, UNDER, OVER AND ACROSS THE ROADWAY CONSTRUCTED AND MAINTAINED BY DECLARANT AND GRANTOR.

PARCEL 6

ALL OF TRACT 6, ST. JOHN'S DRAINAGE DISTRICT UNIT 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 41, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PARCEL 7

ALL OF TRACT 5, ST. JOHN'S DRAINAGE DISTRICT UNIT 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 41, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; LESS THE FOLLOWING DESCRIBED PARCELS OF LAND:

(A) ALL OF THAT CERTAIN PARCEL DEEDED TO HAROLD S. KLEIN AND AGNES F. KLEIN, HIS WIFE AND RECORDED IN OFFICIAL RECORDS BOOK 247, PAGE 54, BEING MORE PARTICULARLY DESCRIBED AS THE NORTH 40 ACRES OF TRACT 5, ST. JOHN'S DRAINAGE DISTRICT, UNIT 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 41, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA;

(B) ALL OF THAT CERTAIN PARCEL DEEDED TO YSBRAND KROMHOUT AND LENA KROMHOUT, HIS WIFE AND RECORDED IN OFFICIAL RECORDS BOOK 247, PAGE 494, BEING MORE FULLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF TRACT 5 OF THE ST. JOHNS DRAINAGE DISTRICT UNIT 7, ABOVE DESCRIBED, RUN SOUTH ALONG THE TRACT LINE A DISTANCE OF 641.70 FEET TO THE SOUTHEAST CORNER OF THE NORTH 40 ACRES OF SAID TRACT 5, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG THE TRACT LINE A DISTANCE OF 744.00 FEET TO THE CENTER OF THE DITCH; THENCE WESTERLY ALONG THE CENTERLINE OF SAID DITCH A DISTANCE OF 2720 FEET, MORE OR LESS TO THE WEST BOUNDARY OF TRACT 5; THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID TRACT 5 A DISTANCE OF 748 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF THE NORTH 40 ACRES OF TRACT 5; THENCE EAST 2721.81 FEET TO THE POINT OF BEGINNING.

THE ABOVE PROPERTY ALSO DESCRIBED AS

BEING A PORTION OF SECTIONS 11, 12, 13, 14 AND 24, TOWNSHIP 33 SOUTH, RANGE 37 EAST, INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 1, ST. JOHN'S DRAINAGE DISTRICT UNIT 7, AS RECORDED IN PLAT BOOK 7, PAGE 41, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE S00°28'20"W 2502.10 FEET ALONG THE WEST BOUNDARY OF SAID ST. JOHN'S DRAINAGE DISTRICT UNIT 7, AS RECORDED IN PLAT BOOK 7, PAGE 41, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, TO THE POINT OF BEGINNING; THENCE RUN N89°39'11"W A DISTANCE OF 2813.33 FEET TO THE CENTER OF A 60.00 FOOT EASEMENT; THENCE S00°08'11"W A DISTANCE OF 790.00 FEET TO THE NORTHEAST CORNER OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2842, PAGE 194, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THE SAME BEING THE HURLEY/SCHAIBLE PARCEL; THENCE N89°39'11"W ALONG THE NORTH LINE OF SAID HURLEY/SHAIBLE PARCEL A DISTANCE OF 2483.05 FEET TO THE CENTER LINE OF NORTH LATERAL 5; THENCE S00°25'40"W ALONG SAID CENTER LINE A DISTANCE OF 8289.74 FEET; THENCE N89°47'00"E A DISTANCE OF 5285.68 FEET TO THE WEST BOUNDARY TRACT 6, ST. JOHNS DRAINAGE DISTRICT UNIT 7, AS RECORDED IN PLAT BOOK 7, PAGE 41, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE S00°28'20"W ALONG SAID WEST LINE OF TRACT 6, A DISTANCE OF 1868.16 FEET TO THE SOUTH LINE OF SAID TRACT 6; THENCE S89°45'40"E ALONG SAID SOUTH LINE A DISTANCE OF 2734.66 FEET TO THE EAST LINE OF SAID TRACT 6; THENCE N00°21'27"E ALONG THE EAST LINE OF SAID TRACT 6, A DISTANCE OF 284.70 FEET; THENCE CONTINUE ALONG SAID EAST LINE N00°26'20"E, A DISTANCE OF 4864.04 FEET; THENCE N89°36'16"W, A DISTANCE OF 2731.24 FEET TO THE WEST BOUNDARY OF SAID ST. JOHN'S DRAINAGE DISTRICT UNIT 7, AS RECORDED IN PLAT BOOK 7, PAGE 41, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE N00°28'20"E ALONG SAID WEST LINE, A DISTANCE OF 5739.69 FEET TO THE POINT OF BEGINNING.