

Prepared by and return to:

Bruce D. Barkett, Esq.
Collins Brown Barkett, Chartered
756 Beachland Boulevard
Vero Beach, FL 32963
(772) 231-4343

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 12th day of October, 2023 between Burrell Diversified Investments, LLC, a Delaware Limited Liability Company whose post office address is 602 East Cooper Avenue, Suite 201, Aspen, CO 81611, grantor, and Indian River Ranch, LLC, a Delaware Limited Liability Company whose post office address is 602 E. Cooper Avenue, Suite 201, Aspen, CO 81611, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum 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 County, , to-wit:

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

Parcel Identification Number: 32-39-03-00000-3000-00001.1; 31-39-34-00000-0040-00001.0; and 32-39-03-00000-0010-00001.0

Subject to 2022 property taxes and all matters of public record.

The preparer of this instrument was neither furnished with nor requested to review an abstract or policy of title insurance on the above described property and expresses no opinion as to condition of title.

PURSUANT TO FLORIDA ADMINISTRATIVE CODE 12B-4.014(2)(a), THE SUBJECT PROPERTY IS BEING CONVEYED AS A GIFT OF UNENCUMBERED PROPERTY, AND IS NOT TAXABLE.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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:

Burrell Diversified Investments, LLC, a Delaware Limited Liability Company

CO

Witness
Printed Name: Christopher Oldroyd
P.O. Address: 4844 Barlow Dr.
Bartlesville, OK 74006

By: DBL

Daniel C. Burrell, Manager

MS

Witness
Printed Name: Michelle Sickles
P.O. Address: 2642 Chambers Drive
Lewisville TX 75067

State of Texas
County of Denton

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12th day of October, 2023, by Daniel C. Burrell, Manager of Burrell Diversified Investments, LLC who is personally known or has produced a driver's license as identification.

MS

Notary Public
Print Name: Michelle Sickles
My Commission Expires: 01-27-27

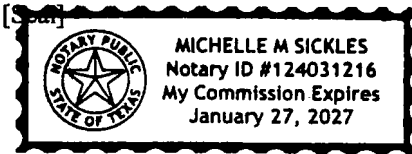


EXHIBIT "A"

That portion of the following described property lying west of the mean high-water mark of the Indian River : S ½ of Government Lot 4 of Section 34, Township 31 South, Range 39 East, Indian River County, Florida And N ½ of the N ½ of Government Lot 1 of Section 3, Township 32 South, Range 39 East, Indian River County, Florida

And

N ½ of the N ½ of the NE ¼ of the NW ¼ of Section 3, Township 32 South, Range 39, East, Indian River County, Florida,

being more particularly described as follows:

Being a part of Government Lot 4, Section 34, Township 31, South, Range 39 East and a part of the Government Lot 1, Section 3, Township 32 South, Range 39, East and a part of the Northeast quarter of the Northwest quarter of Section 3, Township 32, South, Range 39 East, Indian River County Florida, being more fully described as follows:

Beginning at the southwest corner of said government lot 4; thence N.00°12'36"E. along the west line of said government lot 4 and also being the east right of way line of 39th Avenue, a distance of 654.00 feet; thence N.89°54'33"E. along the common property line per boundary line agreement as described in Deed Book 14, Page 247 of the public records of Indian River County, Florida, a distance of 1,899.74 feet to the shoreline of the Indian River ; thence the following calls along the shoreline of the Indian River, S.33°00'31"W., a distance of 57.89 feet; thence S.28°06'31"W., a distance of 19.29 feet; thence S.38°02'49"E., a distance of 28.56 feet; thence S.02°29'59"W., a distance of 23.89 feet; thence S.28°32'07"W., a distance of 18.51 feet; thence S.19°14'00"E., a distance of 38.67 feet; thence S.03°16'12"E., a distance of 18.36 feet; thence S.40°08'47"E., a distance of 28.58 feet; thence S.47°07'31"E., a distance of 55.94 feet; thence N.79°08'52"E., a distance of 17.53 feet; thence S.49°43'22"E., a distance of 32.50 feet; thence S.26°19'19"E., a distance of 38.35 feet; thence S.26°44'11"E., a distance of 34.08 feet; thence S.59°41'32"E., a distance of 42.83 feet; thence S.53°12'44"E., a distance of 30.39 feet; thence S.41°47'59"E., a distance of 32.18 feet; thence S.52°40'03"E., a distance of 19.22 feet; thence S.66°05'03"E., a distance of 17.34 feet; thence S.15°57'57"W., a distance of 9.64 feet; thence S.15°38'32"E., a distance of 25.07 feet; thence S.62°06'12"E., a distance of 11.33 feet; thence S.05°33'55"E., a distance of 31.98 feet; thence S.18°57'54"E., a distance of 29.63 feet; thence S.20°01'14"E., a distance of 44.55 feet; thence S.48°42'56"E., a distance of 19.73 feet; thence S.13°10'51"W., a distance of 16.25 feet; thence S.08°54'56"E., a distance of 32.32 feet; thence S.08°55'54"E., a distance of 30.59 feet; thence S.35°33'10"E., a distance of 43.73 feet; thence S.25°34'43"E., a distance of 26.68 feet; thence S.43°36'37"E., a distance of 55.37 feet; thence S.45°09'10"E., a distance of 48.79 feet; thence S.64°39'37"E., a distance of 37.33 feet; thence S.61°18'29"E., a distance of 34.68 feet; thence S.55°36'05"E., a distance of 33.17 feet; thence S.70°20'03"E., a distance of 31.11 feet; thence S.35°15'42"E., a distance of 39.15 feet; thence S.23°18'50"E., a distance of 38.66 feet; thence S.27°07'35"E., a distance of 47.75 feet; thence S.21°40'36"E., a distance of 51.67 feet to the south line of the North half of the North half of said Government Lot 1; thence S.89°59'44"W. along said south line, a distance of 1,174.33 feet; thence continue S.89°59'44"W. along the south line of the North half of the North half of the Northeast quarter of the Northwest quarter of said Section 3, a distance of 1,328.77 feet; thence N.00°01'10"E. along the west line of said Northeast quarter of the Northwest quarter and also being the east right of way line of 39th Avenue, a distance of 336.48 feet to the Point of Beginning.