

This Instrument Prepared by:

Lulich & Attorneys, P.A.
1069 Main Street
Sebastian, FL 32958

After Recording Return to:

KRE23, LLC, a Delaware Limited Liability Company
4512 Legacy Drive
Plano, TX 75024

Parcel Identification Number:
33-37-21-00000-1000-00001.0



(Space Above This Line For Recording Data)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this **31st day of May, 2024** between **Epic Estates 1 LLC, a Texas Limited Liability Company**, whose mailing address is **708 Horizon Street, Flower Mound, TX 75028** ("**Grantor**") to, **KRE23, LLC, a Delaware Limited Liability Company** whose mailing address is **4512 Legacy Drive, Plano, TX 75024** ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Indian River** County, Florida and fully described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially 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 none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

Robin Rene Fulghum
WITNESS
PRINT NAME: Robin Rene Fulghum

[Signature]
WITNESS
PRINT NAME: Andrew Ray Yon

Robin Rene Fulghum
WITNESS
PRINT NAME: Robin Rene Fulghum

[Signature]
WITNESS
PRINT NAME: Andrew Ray Yon

GRANTOR:

Epic Estates 1 LLC, a Texas Limited Liability Company

By: Sri Devi Yerramsetty
Sri Devi Yerramsetty, Manager

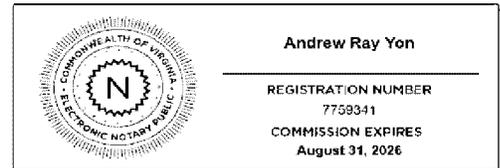
By: Praveena Beeram
Praveena Beeram, Manager

STATE OF Virginia
COUNTY OF Hanover

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization this 21st day of May, 2024 by Sri Devi Yerramsetty and Praveena Beeram, Managers of Epic Estates 1 LLC, a TX Limited Liability Company.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____ OR Produced Identification:
Type of Identification Produced: Driver's License



Notarized by USA Notary using online audio / video communication

Exhibit "A"
Property Description

Parcel 1

A parcel of land situate, lying and being in part of Sections 21 and 22, Township 33 South, Range 37 East being more particularly described as follows:

From the Northeast corner of Section 25, Township 33 South, Range 37 East; run North 89 degrees 31 minutes 00 seconds West, a distance of 5400.00 feet; thence run North a distance of 90.00 feet; thence run North 89 degrees 20 minutes 00 seconds West along the North right-of-way of a 300.00 foot wide flow way, a distance of 5536.60 feet to the POINT OF BEGINNING; thence from said POINT OF BEGINNING, continue South 89 degrees 54 minutes 00 seconds West, along said North right-of-way, a distance of 5408.33 feet; thence run North 00 degrees 38 minutes 00 seconds East, a distance of 5039.97 feet; thence run South 89 degrees 28 minutes 00 seconds East, a distance of 5410.80 feet; thence run South 00 degrees 42 minutes 45 seconds West, a distance of 4980.24 feet to the POINT OF BEGINNING.

The above described parcel situate, lying and being in Indian River County, Florida; LESS the East one-half thereof, and LESS and EXCEPT the West 1362.66 feet thereof; and TOGETHER WITH the North 60.00 feet of the West 1362.66 feet thereof.

Parcel 2

A parcel of land situated and being in part of Sections 21 and 22, Township 33 South, Range 37 East, being more particularly described as follows:

The West 1362.66 feet of the following described parcel: From the Northeast corner of Section 25, Township 33 South, Range 37 East; run North 89 degrees 31 minutes 00 seconds West, a distance of 5400.00 feet; thence run North a distance of 90.00 feet; thence run North 89 degrees 20 minutes 00 seconds West along the North right-of-way of a 300.00 foot wide flow way, a distance of 5536.60 feet to the POINT OF BEGINNING; thence from said point of beginning, continue South 89 degrees 54 minutes 00 seconds West along said North right-of-way, a distance of 5408.33 feet; thence run North 00 degrees 38 minutes 00 seconds East, a distance of 5039.97 feet; thence run South 89 degrees 28 minutes 00 seconds East, a distance of 5410.80 feet; thence run South 00 degrees 42 minutes 45 seconds West, a distance of 4980.24 feet to the POINT OF BEGINNING.

The above described parcel situate, lying and being in Indian River County, Florida; LESS the East 1/2 thereof, and LESS and EXCEPT the North 60.00 feet thereof.

**RESOLUTION OF A
LIMITED LIABILITY COMPANY**

I, SRI DEVI YERRAMSETTY and PRAVEENA BEERAM, the undersigned, being the **Managers of Epic Estates 1 LLC, a Texas Limited Liability Company**, whose address is 708 Horizon St, Flower Mound, TX 75028 (hereinafter referred to as the “LLC”), a limited liability company duly organized and existing under and by virtue of the laws of the State of Texas, do hereby certify that at a meeting of Members of the said LLC in the State of Texas effective **on the 21 of May 2024** at which meeting a quorum was present and voted, the following Resolution was adopted by no less than a majority of the said members of the LLC:

NOW, THEREFORE, be it resolved that the board of directors has approved the purchase and sale from Epic Estates 1 LLC to KRE23, LLC for the real property located at 14990 9th Street Southwest, Vero Beach, Florida 32968, consisting of +/- 320 acres.

I FURTHER CERTIFY that such action, pursuant to the foregoing Resolution, is wholly consistent with and not a violation of any provision in the Articles of Incorporation or Operating Agreement or other governing document of the LLC, and that the Members and Managers of the LLC have approved the purchase.

I ALSO FURTHER CERTIFY that **I, SRI DEVI YERRAMSETTY and PRAVEENA BEERAM**, as Managers of Epic Estates 1 LLC, am hereby further authorized, as Managers of Epic Estates 1 LLC, to execute in the name and on behalf of this LLC as Manager such instruments, including necessary closing agreements, statements, affidavits, and certificates and such authority is provided for in the governing limited liability company documents of the LLC, including the operating agreement of the LLC.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed and delivered effective 21st **May 2024**.

“LLC”

EPIC ESTATES 1 LLC, a Texas Limited Liability Company

Sri Devi Yerramsetty
SRI DEVI YERRAMSETTY, its Manager

Praveena Beeram
PRAVEENA BEERAM, its Manager