

Prepared by and Return to:
Tracy Gough
Southern Sun Title Company
7751 South Suncoast Boulevard
Homosassa, FL 34446
(352) 382-3339

File No.: 14-10-8086

WARRANTY DEED

This indenture made on A.D. October 8, 2014, by

Eric Michael Herm, Individually and as Trustee of the Charlie Quarles Land Trust, dated March 5th, 2014

whose address is: 194 SE Hillmoor Dr #214, Port St. Lucie, FL 34952
hereinafter called the "grantor", to

BCC Productions Corp., a New York Corporation

whose address is: c/o Philippe Ifrah 42 Bradford Road, Scarsdale, NY 10583
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, FL, to-wit:

PARCEL 9-A

A TRACT OF LAND BEING IN THE E 1/2 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 152.94 FEET OF THE S 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 9, HAVING A 25.00 FOOT EASEMENT ALONG THE WEST AND SOUTH BOUNDARY LINES, ALL BEING IN CITRUS COUNTY, FLORIDA.

PARCEL 11

COMMENCING AT THE NE CORNER OF THE S 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 18 EAST; THENCE S 89° 58' 13" W ALONG THE NORTH LINE OF SAID S 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 9, A DISTANCE OF 511.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE S 89° 58' 13" W A DISTANCE OF 153.05 FEET; THENCE S 00° 06' 06" E, A DISTANCE OF 340.66 FEET; THENCE N 89° 57' 51" E, A DISTANCE OF 153.05 FEET; THENCE N 00° 06' 06" W A DISTANCE OF 340.65 FEET TO THE POINT OF BEGINNING; SAID LAND HAVING A 25 FOOT EASEMENT ALONG THE WEST BOUNDARY LINE, BEING IN CITRUS COUNTY, FLORIDA.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

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

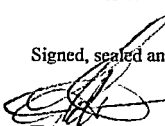
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2013.

Grantor (s) hereby warrant and certify that the above described property is vacant land.

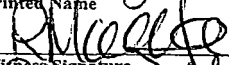
Neither the Trustee(s) named herein, nor the spouse(s) thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

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

Signed, sealed and delivered in our presence:

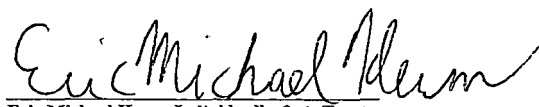


Witness Signature
Tiffany Perez

Printed Name


Witness Signature
Rebecca Morris

Printed Name




Eric Michael Herm, Individually & as Trustee
Eric Michael Herm

State of FL

County of: Alachua

Sworn To, Subscribed and Acknowledged before me on this 8th day of October, 2014, by Eric Michael Herm, Individually and as Trustee of the Charlie Quarles Land Trust, dated March 5th, 2014, who is/are personally known to me or who has/have produced FLDL#11630-213-82-350-0 as identification.


TIFFANY PEREZ
MY COMMISSION # EE 091828
EXPIRES: May 9, 2015
Bonded Thru Budget Notary Services



Notary Public
Tiffany Perez

Notary Print Name
My Commission Expires: May 9 2015