

Tax ID#s:

1506964
2595191
1507090
1506999
1506981
1506948
1506654

This Instrument Prepared By:
Thomas J. Hunt, Esq.
Buchanan Ingersoll & Rooney PC
401 East Jackson St., Suite 2400
Tampa, Florida 33602

_____[Space Above This Line for Recording Data]_____

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into this 23rd day of September, 2017, by **REDUS EL LLC, a Delaware limited liability company ("Grantor")**, whose address is 1 Independent Dr., 10th Floor, MAC Z1094-100, Jacksonville, FL 32202, Attn: Erin Acton, to **DIRT BOYS, INC., a Florida corporation ("Grantee")**, whose address is 11 Byrsonima Ct. West, Homosassa, FL 34446. (Wherever 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 and other entities.)

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee forever, the following described land (the "**Property**") situate, lying and being in Citrus County, Florida, to-wit:

See Exhibit "A" Attached Hereto

TOGETHER WITH all the tenements, hereditaments, appurtenances, easements, rights-of-way, privileges, and entitlements (including, by way of example but not limitation, mineral rights and air rights to the extent the same may exist without any warranties or representations as to such mineral rights and air rights, if any), along with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

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

SUBJECT TO ad valorem taxes and assessments for the current year and all subsequent years, zoning ordinances and land use regulations imposed by governmental authority, and all matters of record without re-imposing same.

Grantor hereby covenants with Grantee that, except as to those matters specified above, at the time of the delivery of this Deed, the Property was free from all encumbrances made by Grantor, and that Grantor

will warrant and defend the Property against the lawful claims and demands of all persons whomsoever lawfully claiming by, through or under Grantor herein, but against none other.

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.

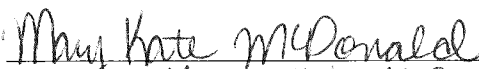
WITNESSES:



Print Name: Sally D. Latson

REDUS EL LLC, a Delaware limited liability company

By: REDUS Properties, Inc., a Delaware corporation, its sole member



Print Name: Mary Kate McDonald

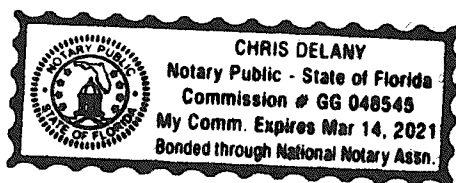
By: 

Erin M. Acton, as Assistant Vice President

STATE OF FLORIDA

COUNTY OF ~~DUVAL~~ Seminole

The foregoing instrument was acknowledged before me this 23 of September, 2017, by Erin M. Acton, as Assistant Vice President of REDUS Properties, Inc., a Delaware corporation, the sole member of REDUS EL, LLC, a Delaware limited liability company. She [] is personally known to me or [] has produced her driver's license as identification.



Print, Type or Stamp

Name: 

Notary Public, State of Florida

Serial No., if any: _____

EXHIBIT "A"

PARCEL 1:

Lots 3, 4, 15, 16, 19, 20 and Tracts 5, 6, 7, 8, 11, 12, 13, 14, 21, 22, 23 and 24, of Frasure Hull Peach Orchard, an unrecorded subdivision in Citrus County, Florida, and further described as follows:

Lot 3: The East 330 feet of the West 660 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East, less the South 1980 feet thereof. Subject to a road easement over the North 40 feet and over the West 25 feet thereof.

Lot 4: The East 330 feet of the West 990 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East, less the South 1980 feet thereof. Subject to a road easement over the North 50 feet and over the East 25 feet thereof.

Lot 15: The East 330 feet of the West 990 feet of the South 1/2 of the North 1/2 of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East, less the East 25 feet thereof for road right of way.

Lot 16: The North 660 feet of the South 1980 feet of the East 330 feet of the West 660 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East. Subject to a road easement over the West 25 feet thereof.

Lot 19: The North 660 feet of the South 1320 feet of the East 330 feet of the West 660 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East. Subject to a road easement over the West 25 feet thereof.

Lot 20: The North 660 feet of the South 1320 feet of the East 330 feet of the West 990 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East. Subject to a road easement over the East 25 feet thereof.

Tract 5: The East 300 feet of the West 1320 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East, less the South 1980 feet thereof. Subject to a road easement over the North 50 feet and over the West 25 feet thereof.

Tract 6: The East 330 feet of the West 1650 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East, less the South 1980 feet thereof. Subject to a road easement over the North 50 feet and over the East 25 feet thereof.

Tract 7: The East 330 feet of the West 1980 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East, less the South 1980 feet thereof. Subject to a road easement over the North 50 feet and over the West 25 feet thereof.

Tract 8: The East 330 feet of the West 2310 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East, less the South 1980 feet thereof. Subject to a road easement over the North 50 feet and over the East 25 feet thereof.

Tract 11: The North 660 feet of the South 1980 feet of the East 330 feet of the West 2310 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East. Subject to a road easement over the East 25 feet thereof.

Tract 12: The North 660 feet of the South 1980 feet of the East 330 feet of the West 1980 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East. Subject to a road easement over the West 25 feet thereof.

Tract 13: The North 660 feet of the South 1980 feet of the East 330 feet of the West 1650 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East. Subject to a road easement over the East 25 feet thereof.

Tract 14: The North 660 feet of the South 1980 feet of the East 330 feet of the West 1320 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East. Subject to a road easement over the West 25 feet thereof.

Tract 21: The North 660 feet of the South 1320 feet of the East 330 feet of the West 1320 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East. Subject to a road easement over the West 25 feet thereof.

Tract 22: The North 660 feet of the South 1320 feet of the East 330 feet of the West 1650 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East. Subject to a road easement over the East 25 feet thereof.

Tract 23: The North 660 feet of the South 1320 feet of the East 300 feet of the West 1980 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East. Subject to a road easement over the West 25 feet thereof.

Tract 24: The North 660 feet of the South 1320 feet of the East 330 feet of the West 2310 feet of the Southeast 1/4 of Section 18, Township 19 South, Range 18 East. Subject to a road easement over the East 25 feet thereof.

All of the above lands lying and being in Citrus County, Florida.

PARCEL 2:

Lot 9, FRASURE HULL PEACH ORCHARD, described as follows:

The SE 1/4 of Section 18, Township 19 South, Range 18 East, LESS West 2310.0 feet AND LESS the South 1980.0 feet thereof. Subject to a road easement over the West 25.0 feet thereof.

PARCEL 3:

Commence at the intersection of the East line of the W 1/2 of Section 18, Township 19 South, Range 18 East, Citrus County, Florida, and the Southeasterly right-of-way line of County Road No. 490, said point being 33 feet from, measured at a right angle to, the centerline of said County Road No. 490; thence S 0°21'31" E along said East line, a distance of 184.20 feet to the Point of Beginning; thence continue S 0°21'31" E along said East line, a distance of 11.94 feet; thence S 89°38'29" W, 8.28 feet; thence N 0°33'55" W, 21.17 feet; thence S 42°30'01" E, 12.45 feet to the Point of Beginning.

AND

Commence at the intersection of the East line of the W 1/2 of Section 18, Township 19 South, Range 18 East, Citrus County, Florida, and the Southeasterly right-of-way line of County Road No. 490, said point being 33 feet from, measured at a right angle to, the centerline of said County Road No. 490; thence S 0°21'31" E along said East line, a distance of 184.20 feet to the Point of Beginning; thence continue S 0°21'31" E along said East line, a distance of 11.94 feet; thence N 89°38'29" E, 10.80 feet; thence N 42°30'01" W, 16.10 feet to the Point of Beginning.

AND

Begin at the intersection of the East line of the W 1/2 of Section 18, Township 19 South, Range 18 East, Citrus County, Florida, and the Southeasterly right-of-way line of County Road No. 490, said point being 33 feet from, measured at a right angle to, the centerline of said County Road No. 490; thence S 0°21'31" E along said East line of the W 1/2 of said Section 18, a distance of 246.98 feet; thence S 89°27'21" W, 50 feet; thence N 24°02'10" W, 151.59 feet to a point on said Southeasterly right-of-way line; thence N 45°18'45" E along said right-of-way line, a distance of 155 feet to the Point of Beginning.

PARCEL 4:

All that part of the West 167.23 feet of the Southwest 1/4 of the Northeast 1/4 of Section 18, Township 19 South, Range 18 East, Citrus County, Florida, lying South of State Road 490; LESS AND EXCEPT: Commence at the intersection of the East line of the West 1/2 of Section 18, Township 19 South, Range 18 East, Citrus County, Florida and the Southeasterly right-of-way line of County Road No. 490, said point being 33 feet from, measured at a right angle to, the centerline of said County Road No. 490; thence South 00 deg 21 min 31 sec East, along said East line, a distance of 184.20 feet to the POINT OF BEGINNING; thence continue South 00 deg 21 min 31 sec East, along said East line, a distance of 11.94 feet; thence North 89 deg 38 min 29 sec East, 10.80 feet; thence North 42 deg 30 min 01 sec West, 16.10 feet to the POINT OF BEGINNING; LESS AND EXCEPT: any portion of the above described land lying within the East 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 18, Township 19 South, Range 18 East, Citrus County, Florida.