

Prepared By and Return To:  
Tiago National Title, LLC  
Attn: Stephanie Poage  
3705 West Swann Avenue  
Tampa, FL 33609

Order No.: FL23-00668

Property Appraiser's Parcel I.D. (folio) Number:  
36-37-24-0110-0090-0032, 484232-14-0020, 494233-16-1140,  
4559-001-010, 4559-003-001, 14570-000-00, 2845-071-017,  
14-08-24-5103-1050-0130, 14-08-24-5103-1050-0180,  
14-08-24-5103-1050-0230, 03243-0-00000, 40-1N-28-0090-39900-0210,  
17E19S360220 00580 0130, 2-23-3N-4W-0410-0000B-0010,  
03249-009-00 and 410127 S0030

**\*\*Note: This deed encumbers  
parcels in multiple counties.  
Transfer tax was paid in full  
on deed filed in DeSoto County  
Clerk of Courts at  
Instrument #202314007336\*\***

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this July 17, 2023 by Florida Tax Lien Assets IV, LLC, a Florida limited liability company existing under the laws of Florida, and having its principal place of business at PO Box 162893, Altamonte Springs, FL 32716 (the "Grantor"), and WP RE Ventures 1 LLC, an Illinois limited liability company whose post office address is 166 W. Washington Street, Ste 730, Chicago, IL 60602, (the "Grantee");

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Twenty-Six Thousand Seventy-Four And No/100 Dollars (\$26,074.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in County of De Soto, State of Florida, County of Broward, State of Florida, County of Broward, State of Florida, County of Marion, State of Florida, County of Marion, State of Florida and County of Marion, State of Florida, viz:

Affects Parcel No: 36-37-24-0110-0090-0032

All that certain lot or piece of property situate, lying and being in the County of DeSoto, State of Florida, to-wit;

Beginning at the Southeast corner of Lot 1 of Block 3 of T.J. Pepper's Addition to Arcadia, and run thence Northerly parallel to Monroe Avenue, 100 feet to a point in Lot 3 of Block 9 of F.M. Waldron's Addition; thence turn right angle and run Westerly 46 feet; thence turn a right angle and runs Southerly parallel to Monroe Avenue, 100 feet to the South boundary of Lot 1 of Block 3 of T.J. Pepper's Addition; thence run Easterly along the lot line, 46 feet to the Point of Beginning. Except the Railroad Right-of-Way.

Affects Parcel No: 484232-14-0020

All that certain lot or piece of property situate, lying and being in the County of Broward, State of Florida:

East 20 feet of "Flagler Federal" According to the Plat thereof as recorded in Plat Book 105, Page 33, Public records of Broward County, Florida.

Less commencing at the Northwest corner of the Northeast 1/4 of Section 32, Township 48 South, Range 42 East; Proceed South 0° 46' 54" West, 57.95 feet to a point; thence proceed South 89° 56' 40" East, a distance of 351.34 feet to point of Beginning; thence proceed South 0° 03' 20" West, 180 feet to a point;

thence Proceed South 89° 56' 40" East 100 feet to a point; thence proceed North 0° 03' 20" East, for a distance of 180 feet to a point; thence proceed North 89° 56' 40" West for a distance of 100 feet to the point of Beginning, according to the Public Records of Broward County, Florida.

Affects Parcel No: 494233-16-1140

All that certain lot or piece of property situate, lying and being in the County of Broward, State of Florida:

Lot 94 less that part lying East of Utility Easement, Block A, of Lauderdale Manors Revised Plat, according to the Plat thereof, as recorded in Plat Book 29, Page 46, of the Public Records of Broward County, Florida.

Affects Parcel No: R4559-001-010

All that certain lot or piece of property situate, lying and being in the County of Marion, State of Florida.

Commencing at the Northeast corner of Lot 9, E. L. Carney's private survey of lands on Little Lake Weir, as recorded in Plat Book A, Page 104, Public Records of Marion County, Florida, thence S.18°48'44" E. along the Easterly boundary of said Lot 9, a distance of 21.13 feet to the point of beginning, said POB being on the South right-of-way line of County Road No. 11.3-S (40 feet wide). From the POB thus described, continue S.18°48'44" E. along said Easterly boundary of Lot 9, a distance of 150.00 feet; thence S.71°11'16" W. 110.00 feet; thence N.18°48'44" W. 19.68 feet to the point of curve (PC) of a curve, concave Easterly and having a radius of 241.46 feet; thence Northerly along and with the arc of said curve, a chord bearing and distance of N.9°24'22" W. 78.92 feet to the Point of Tangency (PT); thence North 60.96 feet to the PC of a curve concave South-Easterly and having a radius of 20.00 feet, thence Northeasterly along and with the arc of said curve, through a central angle of 90° a distance of 31.42 feet to the Point of Tangency; thence East along the aforesaid South right-of-way line of County Road No. 11.3-S a distance of 55.00 feet to the Point of Beginning. All being in Section 11, Township 17 South, Range 23 East, Marion County, Florida.

Affects Parcel No: R4559-003-001

All that certain lot or piece of property situate, lying and being in the County of Marion, State of Florida.

Commencing at the Northeast corner of Lot 9, E.L. Carney's private survey of lands on Little Lake Weir, as recorded in Plat Book A, Page 104, Public Records of Marion County, Florida, thence S.18°48'44" E. along the Easterly boundary of said Lot 9, a distance of 21.13 feet to the South right-of-way of County Road No. 11.3-S (40 feet wide); thence West along said right-of-way line 610.00 feet; thence departing from said right-of-way line South 59.11 feet to an intersection with the Westerly boundary of said Lot 9, said point of intersection being S.32°16'42" E. 93.50 feet from the NW corner thereof; thence S.32°16'42" E. 901.82 feet to the point of beginning for the following description. From the P.O.B. thus described continue S.32°16'42" E. along said Westerly boundary of Lot 9, a distance of 150.90 feet; thence N.57°43'18" E. 90.00 feet; to the P.C. (point of curve) of a curve, concave Northwesterly and having a radius of 20 feet; thence Northeasterly through a central angle of 90° to the Point of Tangency (P.T.) thence N.32°16'42" W. 130.90 feet; thence S.57°43'18" W. 110.00 feet to the Point of Beginning. All being in Section 11, Township 17 South, Range 23 East, Marion County, Florida.

Affects Parcel No: 14570-000-00

All that certain lot or piece of property situate, lying and being in the County of Marion, State of Florida.

The North 270 feet of the South 480 feet of the East 210 feet of the Northeast 1/4 of the Northwest 1/4 in Section 16, Township 14 South, Range 22 East.

Affects Parcel No: 2845-071-017

All that certain lot or piece of property situate, lying and being in the County of Marion, State of Florida:

Section 18, Town 15, Range 22, Plat Book A, Page 97, Santa Maria Place, Block 71, Lot 17 (1338 South Broadway, Ocala, Florida).

Affects Parcel No: 14-08-24-5103-1050-0130

All that certain lot or piece of property situate, lying and being in the County of Putnam, State of Florida:

Lots 13 and 14, Block 105, Section 3 of Lakeside Hills, according to the plat thereof recorded as Plat Book 4, Page 128, of the Public Records of Putnam County, Florida.

Affects Parcel No: 14-08-24-5103-1050-0180

All that certain lot or piece of property situate, lying and being in the County of Putnam, State of Florida.

Lots 18 and 19 Block 105, Section 3 of Lakeside Hills as shown by map or plat duly recorded in the Office of the Clerk of the Circuit Court of Putnam County, Florida in Plat Book 4, Page 128.

Affects Parcel No: 14-08-24-5103-1050-0230

All that certain lot or piece of property situate, lying and being in the County of Putnam, State of Florida.

Lots 23 and 24 Block 105, Section 3 of Lakeside Hills as shown by map or plat duly recorded in the Office of the Clerk of the Circuit Court of Putnam County, Florida in Plat Book 4, Page 128.

Affects Parcel No: 03243-0-00000

All that certain lot or piece of property situate, lying and being in the County of Bradford, State of Florida.

Block 2, except the South 80 feet and the North 72 feet in A. L. Alvarez Addition to City of Starke, according to the plat thereof recorded in Plat Book 2, Page 36 of the public records of Bradford County, Florida, said lot being approximately 47.5 feet on the Westerly boundary and 70.32 feet on the Easterly boundary.

Affects Parcel No: 40-1N-28-0090-39900-0210

All that certain lot or piece of property situate, lying and being in the County of Santa Rosa, State of Florida:

Lots 21, 22, 23 and 24, in Block 399, "Part A" Avalon Beach, as per plat of said subdivision recorded in Book "A" of Plats at Pages 1 to 10 inclusive, of the Public Records of Santa Rosa County, Florida.

Affects Parcel No: 17E19S360220005800130

All that certain lot or piece of property situate, lying and being in the County of Citrus, State of Florida.

Lot 13, A Part of Shady Acres Subdivision, an unrecorded subdivision being a Part of Tracts Numbered 57 and 58 of Green Acres Addition No. 2, as recorded in Plat Book 5, Pages 34 and 35 Public Records of Circuit County, Florida, and Being more particularly described as follows: Commence at the Northwest corner of Tract 57 of Green Acres, Addition No. 2, as recorded in Plat Book 5, Pages 34 and 35 Public Records of Citrus County, Florida, thence go S 00°29' 39" W, along the West line of said Tract 57, a distance of 257.17 feet to the Point of Beginning; thence continue S 00° 29' 39" W, a distance of 129.00 feet, thence go N 88° 22' 34" E, a distance of 154.00 feet, thence go N 00° 29' 39" E, a distance of 129.00 feet, thence go S 88° 22' 34" W, a distance of 154.00 feet to the Point of Beginning.

Affects Parcel No: 2-23-3N-4W-0410-0000B-0010

All that certain lot or piece of property situate, lying and being in the County of Gadsden, State of Florida.

Lot 1, Block B, St. Johns Subdivision, according to the plat thereof, recorded in Plat Book 1, Page 169, of the Public Records of Gadsden County, Florida.

Affects Parcel No: 0324900900

All that certain lot or piece of property situate, lying and being in the County of Levy, State of Florida.

West 1/2 of NE 1/4 of NW 1/4 of SW 1/4 of SE 1/4 of Section 33, Township 11 South, Range 17 East, Levy County, Florida

Affects Parcel No: 410127 S0030

All that certain lot or piece of property situate, lying and being in the County of Leon, State of Florida.

Lot 3, of Bond South Subdivision, Block S, as per map or plat thereof recorded in Plat Book 2, Page 38 in the Public Records of Leon County, Florida.

Subject to encumbrances, easements and restrictions of record and taxes for 2016.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in presence of:

Jana Carrington  
Witness Signature

JANA CARRINGTON  
Printed Name of First Witness

Tyler Donnellan  
Witness Signature

Tyler Donnellan  
Printed Name of Second Witness

Florida Tax Lien Assets IV, LLC, a Florida limited liability company

BY: KITE TAX LIEN CAPITAL, LLC, a Florida limited liability company, its Managing Member

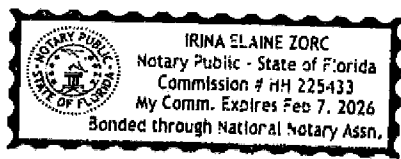
BY: [Signature]  
Kelly P. Kite, Jr.  
Manager

Grantor Address:  
PO Box 162893  
Altamonte Springs, FL 32716

STATE OF Florida  
COUNTY OF Indian River

The foregoing instrument was executed and acknowledged before me by means of  Physical Presence or  Online Notarization this 17 day of July, 2023 by Kelly P. Kite, Jr. as Manager of KITE TAX LIEN CAPITAL, LLC, a Florida limited liability company, Managing Member of Florida Tax Lien Assets IV, LLC, a Florida limited liability company.

[Signature]  
Notary Public



Printed Name: Irina Zorc  
Commission # 225433  
My Commission Expires: Feb 7, 2026