

RETURN

RETURN TO: **SUNBELT TITLE AGENCY**
2170 W. STATE RD 434, STE 450
LONGWOOD, FL 32779

SPECIAL WARRANTY DEED

Made this 21st day of December, 2012, by T.T.I.T.T., LLC, A FLORIDA LIMITED LIABILITY COMPANY a Corporation existing under the Laws of the State of Florida whose address is: 22051 N. O'BRIEN ROAD, Howey In The Hills, FL 34737 hereinafter called Grantor, and to: LITTLE EVERGLADES FARM, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY and whose mailing address is: 6400 SOUTH DUVAL ISLAND DRIVE, FLORAL CITY, FL 34436, hereinafter called the Grantee.

Grantor, in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION paid by Grantee, grants and conveys to Grantee that property located in the County of Lake, State of Florida, described more particularly as follows:

SEE ATTACHED "EXHIBIT A"

Said property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and
2. That Grantor will warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through, or under him, but against none other.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its secretary, the day and year above written.

Signed, Sealed and Delivered in the Presence of:

[Signature]
Witness: (Signature)

Reginald J. Palmer
Printed Name:

[Signature]
Witness: (Signature)

MICHAEL L. MCCANAHAN
Printed Name:

T.T.I.T.T., LLC a Florida Limited Liability Company
By: [Signature] Charles E. Bradshaw Jr., Manager
22051 N. O'BRIEN ROAD
Howey In The Hills, FL 34737

State of Florida
County of Seminole

I HEREBY CERTIFY that on this date 21st day of December, 2012, before me personally appeared Charles E. Bradshaw Jr., Manager, of T.T.I.T.T., LLC, A FLORIDA LIMITED LIABILITY COMPANY, a corporation under the laws of the State of FLORIDA, to me personally known or who has produced VALID PHOTO I.D. as identification and who signed the foregoing instrument as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said Corporation.

WITNESS my signature and official seal on 21st day of December, 2012, in the County of Seminole and the State of Florida.

[Signature]
NOTARY PUBLIC (signature)
Print Name:
My Commission Expires:
Stamp/Seal:

Prepared by: TERRI SHIPLEY
Sunbelt Title Agency
400 Park Avenue S., Suite 210
Winter Park, FL 32789
File Number: 7991120393

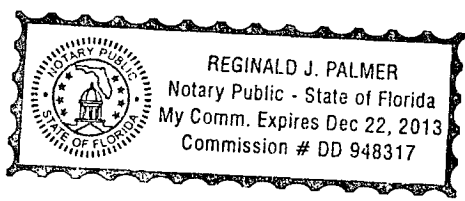


EXHIBIT 'A'

Parcel 1

The West Half of the Northeast Quarter of the Northwest Quarter, all in Section 22, Township 21 South, Range 25 East, Lake County, Florida, Less and Except the right of way for State Road 19 heretofore conveyed to the State of Florida, And Less lands heretofore conveyed to the Florida State Turnpike Authority.

And

The West Half of the Northwest Quarter, Section 22, Township 21 South, Range 25 East, Lake County, Florida, lying Northeasterly of lands heretofore conveyed to the Florida State Turnpike Authority.

And

That part of the Northwest Quarter of the Northeast Quarter and that part of the East Half of the Northeast Quarter of the Northwest Quarter of Section 22, Township 21 South, Range 25 East, Lake County, Florida, lying Northwesterly of the Northwesterly line of the right of way of State Road No. 19.

And

The East Half of the Southeast Quarter of Section 16, Township 21 South, Range 25 East, Lake County, Florida, Less lands heretofore conveyed to the Florida State Turnpike Authority, Also Less: The North 290 feet of the East 145 feet of the Northeast Quarter of the Southeast Quarter and also the North 30 feet (Less the East 145 feet) of the Northeast Quarter of the Southeast Quarter of Section 16, Township 21 South, Range 25 East, Lake County, Florida.

And

The West 165 feet of the Northwest Quarter of the Northeast Quarter, the East Half of the Northwest Quarter; the Southwest Quarter of the Northwest Quarter, the Northeast Quarter of the Southwest Quarter, and the West half of the Southwest Quarter, all in Section 15, Township 21 South, Range 25 East, Lake County, Florida, Less lands heretofore conveyed to the Florida State Turnpike Authority. Also Less: Begin at the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 15, Township 21 South, Range 25 East, run East along the North boundary of said Northeast Quarter of the Northwest Quarter, a distance of 1024 feet; thence South 29 degrees 32 minutes 15 seconds West along fence 257.43 feet; thence South 43 degrees 08 minutes 36 seconds West along fence 204.94 feet; thence South 55 degrees 29 minutes 17 seconds West along fence 415.76 feet; thence South 70 degrees 22 minutes 30 seconds West along fence 443.43 feet, more or less, to the West line of the Northeast Quarter of the Northwest Quarter of said Section 15; thence North 0 degrees 15 minutes East along said West line of the Northeast Quarter of the Northwest Quarter, 758 feet to the POINT OF BEGINNING. ALSO LESS: Beginning at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 15, Township 21 South, Range 25 East, Lake County, Florida, run East along the North boundary of said Southwest Quarter of the Northwest Quarter, a distance of 549 feet; thence South and parallel with the West boundary of said Section 15, a distance of 1613 feet; thence West 549 feet to a point on the West boundary of said Section 15, said point being 1613 feet South of the Point of Beginning; thence North 1613 feet to the POINT OF BEGINNING.

And

The South Half of the Northeast Quarter of Section 15, Township 21 South, Range 25 East, and all of that property lying West of State Highway 19 of the South Half of the Northwest Quarter and the

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Northwest Quarter of the Southwest Quarter, Section 14, Township 21 South, Range 25 East, and the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter, Section 15, Township 21 South, Range 25 East, LESS that part of the South half of the Northwest Quarter of Section 14, Township 21 South, Range 25 East, lying Northwesterly of the Northwesterly right of way line of State Highway No. 19 and Northeasterly of the Northeasterly line of a Florida Power Corporation property as described and recorded in Official Records Book 317, Page 86, Public Records of Lake County, Florida, to wit: From the Northwest corner of the South half of the Northwest Quarter of Section 14, Township 21 South, Range 25 East, run North 89 degrees 46 minutes 32 seconds East, 1499.14 feet to the POINT OF BEGINNING; thence South 43 degrees 51 minutes 30 seconds East to the Northwesterly right of way of State Road No. 19; thence Northeast along the right of way of State Highway No. 19, having a concave curve Northwesterly with a radius of 9772.14 feet to intersection with the North line of the South half of the Northwest Quarter of Section 14, Township 21 South, Range 25 East aforesaid, thence run South 89 degrees 46 minutes 32 seconds West along the North line of the South half of the Northwest Quarter to the POINT OF BEGINNING. All the above lying and being in Lake County, Florida. ALSO LESS a 170-foot wide strip of land through the South Half of the Northwest Quarter, Section 14, Township 21 South, Range 25 East, being more particularly described as follows:

From the West Quarter corner of Section 14, Township 21 South, Range 25 East, run North 0 degrees 24 minutes 16 seconds East along the West boundary of said Section 14, 1322.19 feet to the Northwest corner of the South Half of the Northwest Quarter of Section 14; thence run North 89 degrees 46 minutes 32 seconds East along the North boundary of said South half of the Northwest Quarter, 1264.26 feet to the POINT OF BEGINNING; thence South 43 degrees 51 minutes 30 seconds East, 475.14 feet to a point on the Northwesterly right of way line of State Road 19; thence Northeasterly along the said Northwesterly right of way line through a curve concave Northwesterly having a radius of 9772.14 feet, an arc distance of 175.19 feet to a point; thence North 43 degrees 51 minutes 30 seconds West 252.58 feet to a point on the North boundary of the South half of the Northwest quarter of said Section 14; thence South 89 degrees 46 minutes 32 seconds West along said North boundary 234.88 feet to the POINT OF BEGINNING.

And

The Southeast Quarter of the Southwest Quarter and that part of the Southeast Quarter lying North of State Road No. 19, all in Section 15, Township 21 South, Range 25 East, Lake County, Florida.

Parcel 2

Beginning at the Northwest corner of the Northeast Quarter of the Northwest quarter of Section 15, Township 21 South, Range 25 East, Lake County, Florida, run East along the North boundary of said Northeast Quarter of the Northwest Quarter, a distance of 1024 feet; thence South 29 degrees 32 minutes 15 seconds West along fence 257.43 feet; thence South 43 degrees 08 minutes 35 seconds West along fence 204.94 feet; thence South 55 degrees 29 minutes 17 seconds West along fence 415.76 feet; thence South 70 degrees 22 minutes 30 seconds West along fence 443.43 feet, more or less, to the West line of the Northeast Quarter of the Northwest Quarter of Said Section 15; Thence N 0°15'E along said West line of the Northeast Quarter of the Northwest Quarter, 758 feet to the POINT OF BEGINNING.

And

Beginning at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 15, Township 21 South, Range 25 East, Lake County, Florida, run East along the North boundary of the said Southwest Quarter of the Northwest Quarter, a distance of 549 feet; thence South and parallel with the West boundary of said Section 15, a distance of 1613 feet; thence West 549 feet to a point on the West boundary of said Section 15, said point being 1613 feet South of the POINT OF BEGINNING; thence North 1613 feet to the POINT OF BEGINNING.

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And

The East Quarter of the Southwest Quarter of the Southwest Quarter and the East Three Quarters of the South 1/4 of Section 9, Township 21 South, Range 25 East, Lake County, Florida.

And

The Northeast Quarter, the North Half of the Northwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 16, Township 21 South, Range 25 East, Lake County, Florida. LESS the right of way for County Road.

And

The Northwest Quarter of the Northwest Quarter of Section 15, Township 21 South, Range 25 East, Lake County, Florida.

Also and Less the right of way for County Road, LESS the following described land:

Commence at a concrete monument at the Northwest corner of the Northwest Quarter of Section 15, Township 21 South, Range 25 East; thence run South 89 degrees 45 minutes 01 seconds East along the North line of said Northwest Quarter for a distance of 342.16 feet to the POINT OF BEGINNING; thence continue South 89 degrees 45 minutes 01 seconds East along said North line for a distance of 190.32 feet; thence run South 01 degrees 50 minutes 37 seconds East for a distance of 287.85 feet; thence run South 43 degrees 46 minutes 48 seconds West for a distance of 19.12 feet; thence run South 79 degrees 25 minutes 08 seconds West for a distance of 132.36 feet; thence run North 39 degrees 45 minutes 08 seconds West for a distance of 72.83 feet; thence run North 02 degrees 02 minutes 51 seconds West for a distance of 270.82 feet to the aforesaid North line of the Northwest and the PONT OF BEGINNING, LESS right of way of O'Brien Road.

And

The North 290 feet of the East 145 feet of the Northeast Quarter of the Southeast Quarter and also the North 30 feet (less the East 145 feet) of the Northeast Quarter of the Southeast Quarter of Section 16, Township 21 South, Range 25 East, Lake County, Florida.

Parcel Identification Number:2221250001-000-00201 1521250002-000-007001521250002-000-00800 1421250002-000-01300

Incident to the issuance of a title Insurance contract.
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