

Prepared By and Return To:

Richard M. Carnell, Jr., Esq.
1900 Old Dixie Highway
Fort Pierce, Florida 34946

Parcel ID #30-37-34-00-2

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPECIAL WARRANTY DEED

This conveyance is a transfer of unencumbered real property and is a transfer for no reasonable determinable pecuniary value and is exempt from payment of documentary stamps tax in accordance with Crescent Miami Center, LLC v. Florida Department of Revenue, 903 So. 2d 913 (Fla. 2005), F.S. §201.0201, and Fla. Admin. Code Rule 12B-4.014.

THIS SPECIAL WARRANTY DEED made the 31st day of May, 2018, by **EGAN RANCH LLC, a Florida limited liability company**, whose mailing address is 1900 Old Dixie Highway, Fort Pierce, Florida 34946, hereinafter called the Grantor, to **BERNARD EGAN & COMPANY, a Florida corporation**, whose address is 1900 Old Dixie Highway, Fort Pierce, Florida 34946, hereinafter called the Grantee:

(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, partnerships, state agencies, or public bodies.)

WITNESSETH that the Grantor, for and in consideration of the sum of \$10.00 and other good and 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 Brevard County, Florida viz:

See Exhibit "A" attached and by this reference made a part hereof
(hereinafter "Property").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO restrictions, reservation and easements of record, if any, which are not reimposed hereby, and real estate taxes subsequent to December 31, 2018.

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

AND THE GRANTOR 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 Grantor.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

EGAN RANCH LLC,
a Florida limited liability company

Jeffrey A. Hurwitz
Print Name: Jeffrey A. Hurwitz

Jeff Murray
Print Name: JEFF MURRAY

By: Gregory P. Nelson
Gregory P. Nelson, Manager

STATE OF FLORIDA
COUNTY OF ST LUCIE

The foregoing Special Warranty Deed was acknowledged before me this 31ST day of MAY, 2018, by Gregory P. Nelson, Manager of Egan Ranch LLC, a Florida limited liability company, ☒ who is personally known to me or [] who produced _____ as identification.

(NOTARIAL SEAL)

Richard M. Carnell, Jr.
Notary Public - State of Florida
My Commission Expires:

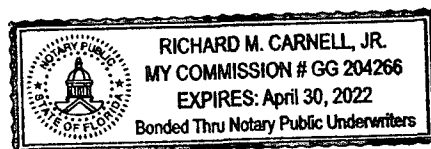


EXHIBIT "A"
DESCRIPTION OF PARCEL

BEING AN UNDIVIDED 5.29% INTEREST IN REAL PROPERTY BEING A PART OF THE "EGAN EAST PARCEL" DESCRIBED AS FOLLOWS:

ALL THAT LAND LYING IN PART OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT "C-54 CANAL"; BOUNDED ON THE NORTH BY THE NORTH LINE OF AFORESAID SECTION 34; BOUNDED ON THE EAST BY THE WEST RIGHT OF WAY LINE OF BABCOCK STREET AND BOUNDED ON THE WEST BY THE WEST LINE OF AFORESAID SECTION 34.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAYS AND RESERVATIONS OF RECORD.