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This Document Prepared By and Return to
Michael J. Garavaglia, Esquire
Collins, Brown, Caldwell,
Barkett & Garavaglia, Chtd.
756 Beachland Boulevard
Vero Beach, FL 32963

* 1,750.00 Doc Stamps
* 18.00 Rec Fee

Parcel ID Number 30380925A, A1, A2, A4-A14

Warranty Deed

This Indenture, Made this 21st day of October, 2011 A D Between
TC Property Venture, LLC, a Florida limited liability company

of the County of Martin, State of Florida, grantor, and
Sustainable Growth Group USA, Inc., a corporation existing under the
laws of the State of Delaware
whose address is 610 1st Street, Suite 101, Vero Beach, FL 32962

of the County of Indian River, State of Florida, grantee.

Witneseth that the GRANTOR for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE the receipt whereof is hereby acknowledged has
granted bargained and sold to the said GRANTEE and GRANTEE'S heirs successors and assigns forever, the following described land situate,
lying and being in the County of Brevard State of Florida to wit

All of River Ridge Estates, LESS and EXCEPT Lot 3, according to the
map or plat thereof as recorded in Plat Book 57, Page 76, Public
Records of Brevard County, Florida.

Subject to restrictions, reservations and easements of record, if
any, and taxes subsequent to December 31, 2011.

Warranty Deed - Page 2

Parcel ID Number 30380925A, A1, A2, A4-A14

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written

Signed, sealed and delivered in our presence

TC Property Venture, LLC,
 a Florida limited liability company,
 By its Managing Member: Seacoast National Bank,
 a National Banking Association

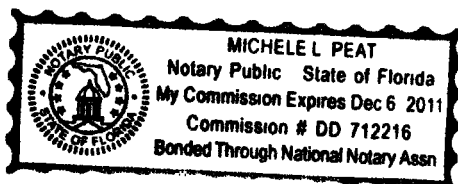
Robert Henshaw
 Printed Name: Robert Henshaw
 Witness

By: *Trina Sessoms* (Seal)
 Trina Sessoms, OREO Manager
 P O Address: 815 Colorado Avenue, Stuart, FL 34994

Katherine J Koci
 Printed Name: Katherine J Koci
 Witness

STATE OF Florida
 COUNTY OF Martin

The foregoing instrument was acknowledged before me this 21st day of October, 2011 by
 Trina Sessoms, OREO Manager of Seacoast National Bank, a National
 Banking Association, the Managing Member of TC Property Venture, LLC,
 a Florida limited liability company,
☒ she is personally known to me or
☐ she has produced her Florida Driver's License as identification



Michele L Peat
 Printed Name: _____
 Notary Public
 My Commission Expires _____