

Prepared by and return to:

Beckett C. Horner, Esq.
Robin Lloyd & Associates, P.A.
5089 Highway A1A Suite 100
Vero Beach, FL 32963
772-234-5500

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Warranty Deed

This Warranty Deed made this **22nd** day of **July, 2015** between **Premier Citrus, L.L.C., a Florida Limited Liability Company** whose post office address is **625 66th Avenue SW, Vero Beach, FL 32968**, grantor, and **Margiric Asset, LLC, a Florida Limited Liability Company** whose post office address is **3535 Des Perrons Avenue, H7J 1A3**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

See Attached Exhibit "A"

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2014**.

Subject To that certain Right of First Refusal from Margiric Asset, LLC in favor of Premier Citrus, L.L.C., recorded simultaneously with this Warranty Deed.

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

DoubleTimee

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: John H. Johnson

[Signature]
Witness Name: Angie Dixon

Premier Citrus, L.L.C., a Florida Limited Liability Company

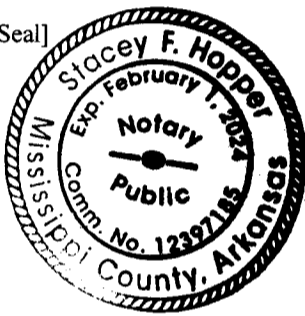
By: [Signature]
Gaylon M Lawrence, Jr.

(Corporate Seal)

State of Arkansas
County of Mississippi

The foregoing instrument was acknowledged before me this 16 day of July, 2015 by Gaylon M Lawrence, Jr. of Premier Citrus, L.L.C., a Florida Limited Liability Company, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Stacey F. Hopper

My Commission Expires: 2-1-2024

EXHIBIT "A" – LEGAL DESCRIPTION

DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING THE SOUTH 655.64 FEET OF THE NORTH 685.64 FEET OF THE WEST 1328.76 FEET OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE WEST 1/4 SECTION CORNER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA, RUN SOUTH 00°13'57" WEST ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 30.00 FEET TO THE SOUTH EASEMENT LINE FOR INGRESS AND EGRESS OF STATE ROAD 614\INDRIO ROAD EXTENSION, AS PER OFFICIAL RECORDS BOOK 933, PAGE(S) 2984+ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN NORTH 89°57'27" EAST ALONG SAID SOUTH EASEMENT LINE FOR INGRESS AND EGRESS OF STATE ROAD 614\INDRIO ROAD EXTENSION, BEING 30.00 FEET SOUTH OF AND PARALLEL WITH THE EAST WEST 1/4 SECTION LINE OF SAID SECTION 13, A DISTANCE OF 1,328.78 FEET; THENCE LEAVING SAID SOUTH EASEMENT LINE RUN SOUTH 00°13'57" WEST, PARALLEL WITH AND 1,328.76 FEET EAST OF THE AFORESAID WEST LINE OF SECTION 13, A DISTANCE OF 655.64 FEET TO THE APPROXIMATE CENTER LINE OF AN EXISTING DRAINAGE DITCH; THENCE RUN SOUTH 89°57'27" WEST, PARALLEL WITH AND 655.64 FEET SOUTH OF THE AFORESAID SOUTH EASEMENT LINE, ALONG SAID APPROXIMATE CENTERLINE, A DISTANCE OF 1,328.78 FEET TO THE AFORESAID WEST LINE OF SECTION 13; THENCE RUN NORTH 00°13'57" EAST ALONG SAID WEST LINE OF SECTION 13, A DISTANCE OF 655.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

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

CONTAINING 20.00 ACRES MORE OR LESS.