

THIS INSTRUMENT PREPARED BY AND RETURN TO:

H. Randolph Klein, Esq.

Klein & Klein, LLC

40 SE 11th Avenue

Ocala, Florida 34471

Our File No.: **R2024262**

Property Appraisers Parcel Identification (Folio) Numbers: **2417-331-0010-000-6** and **2417-331-0001-000-0**

Florida Documentary Stamps in the amount of **\$6,300.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 17th day of **December, 2024** by **TWELVE 28 LLC**, a Florida limited liability company, whose post office address is **5500 Orange Avenue, Fort Pierce, FL 34947**, herein called the Grantor, to **TROIL SOUTH, LLC**, a Delaware limited liability company whose post office address is **P.O. Box 419, Kingston, NJ 08528**, 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other 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 **ST. LUCIE** County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record, which are not intended to be reimposed hereby, and to taxes for the year 2025 and thereafter.

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

x [Signature]
Witness #1 Signature

x Frank. N. Fee III
Witness #1 Printed Name

x 426 Avenue A
Witness #1 Post Office Address

x Fort Pierce FL 34950
Witness #1 Post Office Address continued

x [Signature]
Witness #2 Signature

x Lisa L. Bolton
Witness #2 Printed Name

x 426 Avenue A
Witness #2 Post Office Address

x Fort Pierce, FL 34950
Witness #2 Post Office Address continued

TWELVE 28 LLC, a Florida limited liability company

By: x [Signature]
George Douglas Miller, its Manager

STATE OF FLORIDA

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence this 17th day of December, 2024 by George Douglas Miller, the Manager of TWELVE 28 LLC, a Florida limited liability company, on behalf of the company. He is X personally known to me OR personally known produced personally known as identification.

SEALx

x [Signature]
Notary Signature

x Lisa L. Bolton
Printed Notary Signature

My Commission Expires: X

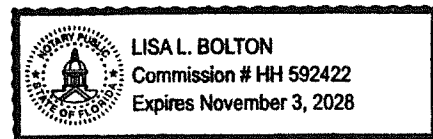


EXHIBIT "A"**LEGAL DESCRIPTION****PARCEL 1:**

BEGINNING at a point 25 feet West of the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 35 South, Range 40 East; run thence West 233.23 feet to a concrete monument; thence Southerly parallel to Totten's Road, 523.5 feet, more or less, to the North right-of-way line of Okeechobee Road; thence Northeasterly along said right-of-way to a point 25 feet West of the East line of the said Southwest 1/4 of the Southwest 1/4; thence along a line parallel to and 25 feet West of the East line of the said Southwest 1/4 of the Southwest 1/4, 375.7 feet, more or less, to the **POINT OF BEGINNING**;

EXCEPTING THEREFROM THE FOLLOWING:

1. The North 100 feet thereof;
2. The South 20 feet of the North 120 feet thereof;
3. Tract described as: From the Northeast corner of the SW 1/4 of the SW 1/4 of Section 17, Township 35 South, Range 40 East, run West on the North line of SW 1/4 of the SW 1/4, 256.97 feet to the point of beginning; thence run Southerly parallel with Totten's Road 523.5 feet to the North boundary line of Okeechobee Road; thence run Southwesterly along said road 100 feet to a stake or pipe; thence run Northerly parallel to Totten's Road 585 feet to the North line of said SW 1/4 of the SW 1/4; thence run East 83.8 feet to the Point of Beginning.
4. Parcels thereof conveyed by Harry J. Kicliter and Ethel P. Kicliter to State of Florida for rights-of-way as described in Deed Book 236, page 398 and 399, Public Records of St. Lucie County, Florida.

PARCEL 2:

The North 120 feet of the following described property:

Beginning at the Northeast corner of the SW 1/4 of the SW 1/4 of Section 17, Township 35 South, Range 40 East, run West 256.97 feet more or less to a stake; thence Southerly parallel to Totten's Road 523.5 feet to the North line of the Okeechobee Road right of way; thence Northeasterly along said right of way to the East line of said SW 1/4 or SW 1/4; thence North along said East line 375.7 feet, more or less, to the point of beginning.

Except right of way now used for public roads.