

Prepared by and return to:
Craig E. Packer
Vice President
Firm Title Corporation
14201 W Sunrise Blvd #203
Sunrise, FL 33323
954-236-0492
File Number: FT22667

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Warranty Deed

This Warranty Deed made this 25 day of May, 2022 between Walton Peterson LLC, a Florida Limited Liability Company whose post office address is 487 Tall Ship Dr., #122, Salem, SC 29676, grantor, and Edible Commodities LLC, a Florida Limited Liability Company whose post office address is 5125 Peterson Rd., Fort Pierce, FL 34947, 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:

The West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 35 South, Range 40 East, lying and being in St. Lucie County, Florida, excepting from the above description of the North 46 feet thereof, also less and excepting Peterson Road.

Parcel Identification Number: 2418-212-0001-000-7

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, 2021**.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Melinda J. Trotter

[Signature]
Witness Name: Sandra L. Gilmer

Walton Peterson LLC, a Florida Limited Liability Company

By: [Signature]
Ward Snyder, Managing Member

State of ~~Florida~~ South Carolina
County of Dee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of May, 2022 by Ward Snyder, Managing Member of Walton Peterson LLC, a Florida Limited Liability Company, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Sandra L. Gilmer

My Commission Expires: 5/29/2030

Sandra L. Gilmer
Notary Public, State of South Carolina
My Commission Expires May 29, 2030