

THIS INSTRUMENT PREPARED BY AND RETURN TO:

JAN H. COLVIN

WAKULLA TITLE COMPANY, INC.

3004 Crawfordville Highway

Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers: **08-4S-04W-000-00237-003**

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 16th day of August, 2019 by LEOKATE, LLC, a Delaware Limited Liability Company, EAST COAST PROPERTIES LLC, a Delaware Limited Liability Company, AND BASKETS UNLIMITED BRAND, LLC, a Delaware Limited Liability Company, herein called the grantor, to W. BRENT DICKSON whose post office address is 306 ALLEN LAKE ROAD, SOPCHOPPY, FL 32358, 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 WAKULLA County, State of Florida, viz.:

**SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.**

**Subject to easements, restrictions and reservations of record and to taxes for the year 2019 and thereafter.**

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

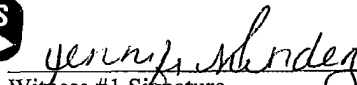
**TO HAVE AND TO HOLD**, the same in fee simple forever.

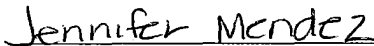
**AND**, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018

**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:

**WITNESS**

  
Witness #1 Signature

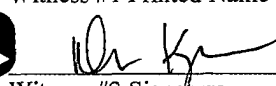
  
Witness #1 Printed Name


**PLEASE  
SIGN--**

LEOKATE, LLC,  
A Delaware Limited Liability Company

  
By: BRENNAN B. KATZ, Managing Member

**WITNESS**

  
Witness #2 Signature

  
Witness #2 Printed Name

**CALIFORNIA ACKNOWLEDGMENT****CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

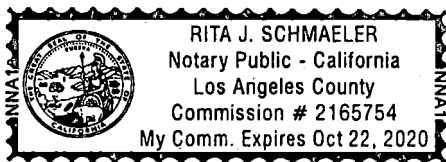
State of California

County of Los Angeles }

On August 14, 2019 before me, Rita J. Schmaeler, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Brennan Behnam Katz  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rita J. Schmaeler  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_ ☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General ☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_ ☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

Signed, sealed and delivered in the presence of:

EAST COAST PROPERTIES, LLC,  
A Delaware Limited Liability Company

By: RON HAKAKIAN, Managing Member

WITNESS

Witness #1 Signature

CHRISTY CIPRIANO

Witness #1 Printed Name

WITNESS

Witness #2 Signature

JANNE PICARDAL

Witness #2 Printed Name

PLEASE  
SIGN

NOTARIZE

STATE OF  
COUNTY OF

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of August, 2019 by RON HAKAKIAN, Managing Member of EAST COAST PROPERTIES, LLC, a Delaware Limited Liability Company, on behalf of the corporation. He is personally known to me.

SEAL

Notary Signature

My Commission Expires:

Printed Notary Signature

\*\*\*The rest of this page has been intentionally left blank\*\*\*

*Please see the attached Notary Acknowledgment.*



Signed, sealed and delivered in the presence of:



Witness #1 Signature

Linda Hale

Witness #1 Printed Name



BASKETS UNLIMITED BRAND, LLC,  
A Delaware Limited Liability Company

By: FARHAD YAZDINIAN, Member



Witness #2 Signature

Susana Rodriguez

Witness #2 Printed Name



By: DAVID YAZDINIAN, Member



STATE OF  
COUNTY OF

The foregoing instrument was acknowledged before me this attached day of August, 2019 by FARHAD YAZDINIAN AND DAVID YAZDINIAN, Members of BASKETS UNLIMITED BRAND, LLC, a Delaware Limited Liability Company, on behalf of the corporation. They are personally known to me.

SEAL

Notary Signature

My Commission Expires:

Printed Notary Signature

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On August 14, 2019 before me, LINDA HALE (notary public)

personally appeared FARHAD YAZDINIYAN AND DAVID YAZDINIYAN

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the law of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]

(seal)

## EXHIBIT "A"

## Parcel 8

Begin at a concrete monument marking the Northeast corner of the Southeast Quarter of Section 7, Township 4 South, Range 4 West, Wakulla County, Florida, and thence run South 02 degrees 44 minutes 13 seconds East along the East boundary of said Section 7, a distance of 85.88 feet, thence run South 87 degrees 15 minutes 13 seconds West 808.30 feet, thence run North 02 degrees 44 minutes 13 seconds West 358.65 feet, thence run North 02 degrees 44 minutes 13 seconds East 810.44 feet to the West boundary of Section 8, Township 4 South, Range 4 West, thence run North 02 degrees 17 minutes 11 seconds West along said West boundary 712.56 feet to a concrete monument, thence run South 77 degrees 55 minutes 66 seconds East 741.50 feet, thence run South 00 degrees 52 minutes 24 seconds East 805.71 feet to the South boundary of the North Half of said Section 8, thence run South 88 degrees 02 minutes 23 seconds West along said South boundary 698.56 feet to the POINT OF BEGINNING containing 21.25 acres, more or less.

TOGETHER with all right, title and interest of, in and to any streets and roads abutting the above described premises.

The above described land being more particularly described as follows:

Begin at a concrete monument marking the Northeast corner of the Southeast Quarter of Section 7, Township 4 South, Range 4 West, Wakulla County, Florida, and thence run South 02 degrees 44 minutes 13 seconds East along the East boundary of said Section 7, a distance of 85.88 feet, thence run South 87 degrees 15 minutes 13 seconds West 808.30 feet, thence run North 02 degrees 44 minutes 13 seconds West 358.65 feet, thence run North 87 degrees 15 minutes 13 seconds East 810.44 feet to the West boundary of Section 8, Township 4 South, Range 4 West, thence run North 02 degrees 17 minutes 11 seconds West along said West boundary 712.56 feet to a concrete monument, thence run South 77 degrees 55 minutes 46 seconds East 741.50 feet, thence run South 00 degrees 52 minutes 24 seconds East 805.71 feet to the South boundary of the North Half of said Section 8, thence run South 88 degrees 02 minutes 23 seconds West along said South boundary 698.56 feet to the POINT OF BEGINNING, containing 21.25 acres, more or less.