

Prepared by and Return To:

Cristina Rubio
Fidelity National Title of Florida, Inc., Chelsea Title
Division
582 NW University Blvd, Suite 325
Port St. Lucie, FL 34986

Order No.: 61-25-0314

For Documentary Stamp Tax purposes the
consideration is \$47,500.00

Doc Stamp: \$332.50

APN/Parcel ID(s): R 00-00-085-121-11580-013

WARRANTY DEED

THIS WARRANTY DEED dated JULY 28, 2025, by Victor Cardillo, a married man, hereinafter called the grantor, to Front Range Land, LLC a Colorado limited liability company, whose post office address is 3472 Research Parkway Suite 104 PMB 602, Colorado Springs, CO 80920, 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Wakulla, State of Florida, to wit:

Commencing at the Southwest Corner of Lot No. 85 of the Hartsfield Survey of Lands in Wakulla County, Florida (marked by a concrete monument), thence run North 72 degrees 24 minutes 48 seconds East along the South boundary of Lot No. 85, 324.40 feet, thence run North 16 degrees 50 minutes 30 seconds West 737.06 feet to a concrete monument on the East right-of-way of Giuseppina Lane and the point of beginning of tract herein conveyed. From said point of beginning, continue North 16 degrees 50 minutes 30 seconds West along the East right-of-way of Giuseppina Lane 218.94 feet to a concrete monument, thence run North 72 degrees 58 minutes 48 seconds East 444.85 feet to a concrete monument, thence run South 17 degrees 45 minutes 00 seconds East 218.27 feet to a concrete monument, thence run South 72 degrees 53 minutes 33 seconds West 448.32 feet to the point of beginning. Situate, lying and being in the West Half of Lot No. 85 of Hartsfield Survey of Lands in Wakulla County, Florida, and being otherwise described as Tract No. 13, Unit I of Casora Estates.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

EXHIBIT "A"
Legal Description

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, 2024.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

EL
Witness Signature

[Signature]
Victor Cardillo

ELEASE LEWIS
Print Name

Address: 22 Pedricktown Woodstown Rd
Pedricktown, NJ 08067

Address: 19 PEEMISH WAY
LUMBERTON N.J. 08048

[Signature]
Witness Signature

Michael Khandel
Print Name

Address: 9935 Crestmont Ave
Philadelphia PA 19114

State of NEW JERSEY
County of BURLINGTON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of July, 2025, by Victor Cardillo, to me known to be the person(s) described in or who has/have produced Driver's License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

EL
NOTARY PUBLIC ELEASE LEWIS
My Commission Expires: 08-01-2027

