

RETURN TO:
Fidelity National Title Group
2400 Maitland Center Pkwy, Ste 200
Maitland, FL 32751

**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**

Joseph P. Jones, Esq.
Broad and Cassel
215 South Monroe Street
Suite 400
Tallahassee, Florida 32301

①
YPPs \$35.50
D/S \$.70

WARRANTY DEED

THIS WARRANTY DEED, made the 17th day of January, 2014, by **Homestretch Realty, LLC, a Florida limited liability company**, whose address is 1350 East 13th Street, Brooklyn, New York 11230, herein called the "Grantor", to **Homestretch Realty 2 LLC, a Florida limited liability company**, whose address is 1350 East 13th Street, Brooklyn, New York 11230, herein 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 corporation, trusts and trustees.)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100 (\$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

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 claiming by, through or under Grantor.

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:

Silvia C. Machado
Witness #1 Signature

SILVIA C. MACHADO
Witness #1 Printed Name

Homestretch Realty, LLC,
a Florida limited liability company

Asher Berliner
By: Asher Berliner
Its: Manager

Leslie Chassman-Smith
Witness #1 Signature

Leslie Chassman-Smith
Witness #1 Printed Name

STATE OF FLORIDA
COUNTY OF ~~LEON~~ Miami-Dade

The foregoing instrument was acknowledged before me this 17th day of January, 2014, by Asher Berliner, as Manager of Homestretch Realty, LLC, a Florida limited liability company, on behalf of the company, who is () personally known to me or who has (X) produced _____ as identification.

Leslie Chassman-Smith
NOTARY PUBLIC

STATE OF FLORIDA
(Seal)

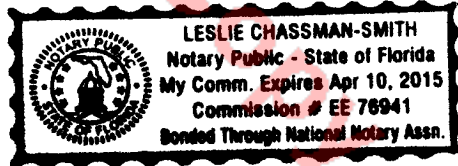


Exhibit A
(from Title Commitment)

Begin at a concrete monument (marked #6475) marking the Northwest corner Lot 1, Block "A" of Highwoods Place Phase I, a subdivision per map or plat thereof recorded in Plat Book 3, Page 65, of the Public Records of Wakulla County, Florida, said point also lying on the Southerly right of way boundary of State Road No. 61 (Shadeville Road). From said POINT OF BEGINNING run South 70 degrees 38 minutes 11 seconds West along SAID right of way boundary 361.16 feet to a re-rod (marked #4261) thence leaving said right of way boundary run South 17 degrees 04 minutes 20 seconds East 1120.47 feet to a re-rod (marked #4261) lying on the Northerly right of way boundary of State Road S-368 (Lower Bridge Road), thence run North 73 degrees 02 minutes 03 seconds East along said northerly right of way boundary 197.11 feet to a re-rod (marked #4261) marking a point of curve to the right, thence run Northeasterly along said right of way boundary and said curve with a radius of 1687.02 feet, through a central angle of 09 degrees 39 minutes 18 seconds, for an arc distance of 284.28 feet, chord being North 77 degrees 51 minutes 42 seconds East 283.94 feet to a re-rod (marked #4261) thence leaving said right of way boundary run North 17 degrees 04 minutes 20 seconds West 984.32 feet to a re-rod (marked #7160) lying on the Southerly boundary of aforementioned Highwood Place Phase 1, thence run South 70 degrees 38 minutes 11 seconds West along said Southerly boundary 112.26 feet to a concrete monument (marked #6475) marking the Southwest corner of Lot 1, Block "A" of said Highwoods Place Phase I, run thence North 19 degrees 17 minutes 22 seconds West along the Westerly boundary of said Lot 1, Block "A" a distance of 180.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS:

Phase II, Parcel A:

Commence at a concrete monument (marked #6475) marking the Northwest corner of Lot 1, Block "A" of Highwoods Place Phase I, a subdivision as per map or plat thereof recorded in Plat Book 3, Page 65 of the Public Records of Wakulla County, Florida said point lying on the Southerly right of way boundary of State Road No. 61 (Shadeville Road); thence continue along said Southerly right of way boundary run South 70 degrees 38 minutes 11 seconds West 180.01 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said boundary run South 18 degrees 33 minutes 40 seconds East, 169.69 feet to a point lying on a curve concave Easterly; thence Southeasterly along said curve with a radius of 361.16 feet through a central angle of 13 degrees 23 minutes 55 seconds for a distance of 84.46 feet (chord bears South 25 degrees 15 minutes 37 seconds East, 84.26 feet); thence South 72 degrees 38 minutes 46 seconds West, 197.41 feet; thence North 17 degrees 04 minutes 20 seconds West, 246.77 feet to the Southerly right of way

boundary of State Road No. 61 (Shadeville Road); thence North 70 degrees 38 minutes 11 seconds East 181.14 feet to the POINT OF BEGINNING.

Phase II, Parcel B:

Commence at a concrete monument (marked #6475) marking the Northwest corner of Lot 1, Block "A" of Highwoods Place Phase I, a subdivision as per map or plat thereof recorded in Plat Book 3, Page 65 of the Public Records of Wakulla County, Florida, said point also lying on the Southerly right of way boundary of State Road No. 61 (Shadeville Road); thence leaving said Southerly right of way boundary run South 19 degrees 17 minutes 22 seconds East along the Westerly boundary of said Lot 1 a distance of 134.13 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue along said Lot Line South 19 degrees 17 minutes 22 seconds East, 45.87 feet to the Southwest corner of said Lot 1; thence North 70 degrees 38 minutes 11 seconds East along the Southerly boundary of said Lot 1 a distance of 30.08 feet; thence departing said boundary line run South 17 degrees 21 minutes 14 seconds East 189.45 feet; thence South 72 degrees 38 minutes 46 seconds West, 138.82 feet to a point lying on a curve concave Westerly; thence Northwesterly along said curve with a radius of 277.13 feet through a central angle of 19 degrees 43 minutes 09 seconds for a distance of 95.38 feet (chord bears North 26 degrees 49 minutes 33 seconds West, 94.91 feet) to a point of reverse curve; thence Northwesterly along said curve with a radius of 321.16 feet through a central angle of 18 degrees 07 minutes 29 seconds for a distance of 101.59 feet (chord bears North 27 degrees 37 minutes 24 seconds West, 101.17 feet); thence North 71 degrees 26 minutes 20 seconds East, 10.00 feet; thence North 18 degrees 33 minutes 40 seconds West, 40.87 feet; thence North 72 degrees 38 minutes 46 seconds East, 131.73 feet to the POINT OF BEGINNING.

PARCEL 2: Easement for the benefit of Parcel 1 as contained in that certain Shared Driveway Agreement recorded in Official Records Book 539, Page 895, Public Records of Wakulla County, Florida.

Official Copy