

The area above this line is for the use of the recording official

This instrument was prepared by:

Shannon DeGrocco
1401 Hwy A1A, Suite 202
Vero Beach, FL 32963

And return to:

Rosser Lakes LLC
1401 Hwy A1A Suite 202
Vero Beach, FL 32963

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Warranty Deed

This Warranty Deed made this 1 day of December, 2017 between **CB International Investments, LLC** a Florida Limited Liability Company, whose mailing address is 1401 Hwy A1A, Suite 202 Vero Beach, FL 32963, Grantor, and **Rosser Lakes LLC, a Limited Liability Company** whose mailing address is 1401 Hwy A1A Suite 202 Vero Beach, FL 32963 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 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 Indian River County, Florida, to-wit:

LEGAL DESCRIPTION: All of that part of Section 26, Township 37 South, Range 39, E., lying east of the right-of-way of I-95, all lying and being in St. Lucie County, Florida (108.73 acres).

PROPERTY ADDRESS: SW Rosser Blvd. Port St. Lucie, FL

PARCEL ID: 4326-111-0001-000-1

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 claiming by, through or under Grantors.

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:

Witness Name: LAUREN VARSALONA

Name: Diego Henriquez as managing member of CB International Investments, LLC

Witness Name: Shannon DeGrocco

(Seal)

State of Florida

County of: Indian River

The foregoing instrument was acknowledged before me this 1 day of December, 2017 by Diego Henriquez for CB International Investments, LLC who is managing member of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Notary Public: Shannon DeGrocco

Printed Name: Shannon DeGrocco

My Commission Expires: 5/16/21

