

Return to:
Name: Red Rock Land Corp
Address: 12135 SW Egret Circle
Lake Suzy, FL 34269
This Instrument Prepared:

Red Rock Land Corp
12135 SW Egret Circle
Lake Suzy, FL 34269
Property Appraisers Parcel I.D.
32-39-23-0222-0810-0120
32-39-23-0222-0810-0150

Inst 201614003132 Date 6-27-2016 Time 9:10 AM
Doc Stamp-Deed 0.70
DC Ashley S. Coone DeSoto County Page 1 of 3

WARRANTY DEED

This Warranty Deed Made the 22nd day of June, 2016, by Red Rock Land Corporation, a Florida Corporation AND D&JShepard, LLC, a Florida limited liability company, hereinafter called the grantor, whose post office address is: 1019 Fort Salonga Road, Suite 10-237, Northport, NY 11768 AND 12135 SW Egret Circle, Lake Suzy, FL 34269

to Red Rock Land Corporation, a Florida Corporation, whose post office address is: 1019 Fort Salonga Road, Suite 10-237, Northport, NY, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$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 DeSoto County, Florida, viz:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

The property is not the homestead of the Grantor(s).

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 2015, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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 Signature: Deborah Zeller

Printed Name: Deborah Zeller

Witness Signature: Shannon Velje

Printed Name: Shannon Velje

STATE OF New York
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 22nd day of June, 2016, by Daniel Kummer as President of Red Rock Land Corporation, a Florida Corporation, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:

[Signature]
Red Rock Land Corporation, a
Florida Corporation
BY: Daniel Kummer
President

Donna Lee Sinram
Printed Name:
Notary Public
Serial Number

Donna Lee Sinram
Notary Public, State of New York
No. 10S15012093
Qualified in Nassau County
My Commission Exp June 15, 2019

Witness Signature: Jeffrey W. Heitman

Printed Name: Jeffrey W. Heitman

David W. Shepard WCM B

D&JShepard, LLC, a Florida
limited liability company

BY:

Witness Signature: Yasha Morales

Printed Name: Yasha Morales

STATE OF FL
COUNTY OF DeSoto

The foregoing instrument was acknowledged before me this 2nd day of June, 2016, by David W. Shepard as managing member of **D&JShepard, LLC, a Florida limited liability company**, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:

Jeffrey W. Heitman

Printed Name:
Notary Public
Serial Number

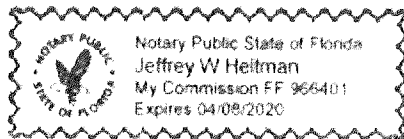


EXHIBIT "A"

A parcel of land lying in the NE ¼ of Section 31, Township 39 South, Range 23 East, as recorded in the Public Records of DeSoto County, Florida, more particularly described as follows:

COMMENCE at the Southeast corner of the NE ¼ of said Section 31, Township 39 South, Range 23 East, as recorded in the Public Records of DeSoto County, Florida; thence run N 00 degrees 11'41" W along the East boundary of said Section 31, a distance of 16.917 feet to the North right-of-way of Kingsway Circle as shown on the recorded plat of Kings Crossing, Plat Book 9, Page 58-A, of the Public Records of DeSoto County, Florida, being the POINT OF BEGINNING; thence N 88 degrees 19'27" W, along said North right-of-way, a distance of 377.765 feet to a point on a curve of a curve concave to the South, having a radius of 530.00 feet, a central angle of 04 degrees 11'09" and an arc length of 38.720 feet; thence along said arc, an arc distance of 38.720 feet; thence S 87 degrees 29'24" W, a distance of 487.484 feet to the intersection of the North right-of-way of Kingsway Circle and the East right-of-way of Egret Circle as shown on the recorded plat of Crystal Bay, Minor Plat Book 1, Page 142, in the Public Records of DeSoto County, Florida; thence run along the said East right-of-way of Egret Circle, N 04 degrees 47'21" E, a distance of 282.330 feet to a point on a curve of a curve concave to the East, having a radius of 140.00 feet, a central angle of 30 degrees 31'47" and an arc length of 74.598 feet; thence run along said arc, an arc distance of 74.598 feet; thence N 35 degrees 19'10" E, a distance of 112.605 feet to a point on a curve of a curve concave to the West, having a radius of 265.00 feet, a central angle of 83 degrees 56'25" and an arc length of 388.234 feet; thence along said arc, an arc distance of 388.234 feet; thence N 48 degrees 37'17" W, a distance of 357.710 feet; thence N 64 degrees 30'00" W, a distance of 499.750 feet; thence N 57 degrees 24'18" W, a distance of 1187.59 feet to a point on a curve of a curve concave to the South, having a radius of 360.00 feet, a central angle of 09 degrees 37'10" and an arc length of 60.220 feet; thence along arc, an arc distance of 60.220 feet; thence leaving said right-of-way, N 00 degrees 08'25.754" W, a distance of 269.710 feet; thence N 89 degrees 51'34.246" E, a distance of 60.441 feet to the Southwest boundary of an airport runway; thence along said airport boundary, S 57 degrees 24'18" E, a distance of 3017.248 feet to the East boundary line of said Section 31; thence S 00 degrees 11'41" E, along said East boundary line of said Section 31, a distance of 547.660 feet to the POINT OF BEGINNING.

BEING a total of 27.22 acres