

Prepared by and return to:

Nelson Slosbergas, Esq.
Attorney at Law
Nelson Slosbergas, P.A.
1110 Brickell Avenue Suite 310
Miami, FL 33131

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Warranty Deed

This Warranty Deed made this 01 day of March, 2020 between Maingate Hills, Inc., a Florida corporation whose post office address is c/o 1110 Brickell Ave, Suite 310, Miami, FL 33131, grantor, and Primeland Real Estate Development LLC, a Florida limited liability company whose post office address is 6965 Piazza Grande Ave, Unit 403, Orlando, FL 32835, 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 of 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 Osceola County, Florida to-wit:

The land referred to herein below is situated in the County of OSCEOLA, State of Florida, and is described as follows:

The Northeast quarter of the Northeast quarter of the Southwest quarter of Section 10, Township 25 South, Range 27 East, Tallahassee Meridian, also known as Tract Four, Block C, of said Section 10, as shown by Florida Fruit & Truck Land Company's map or survey subdividing lands near Loughman, Florida and on file in the office of the Clerk of Circuit Court of Osceola County, Florida.

ALSO KNOWN AS:

Lot 4, Block "C" of FLORIDA FRUIT & TRUCK LAND CO subdivision of Section 10, Township 25 South, Range 27 East, according to the Plat thereof as recorded in Plat Book "B", Page 68, of the public records of Osceola County, Florida.

TOGETHER WITH the West 1/2 of vacated right-of-way abutting the East boundary line of said Lot 4, Block "C" of FLORIDA FRUIT & TRUCK LAND CO subdivision of Section 10, Township 25 South, Range 27 East, according to the Plat thereof as recorded in Plat Book "B", Page 68, of the public records of Osceola County, Florida.

Parcel Identification Number: R102527-3160000C0040

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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NotaryCam DocID:5e8f9885ad00b150734b720e

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 **December 31, 2019**.

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:

Maribel Rodriguez

Maingate Hills, Inc., a Florida corporation

By: *Mara Maria Da Silva Severo, President*
Mara Maria Da Silva Severo, President

Witness Name: Maribel Rodriguez

Andrea Barrett
Witness Name: Andrea Barrett

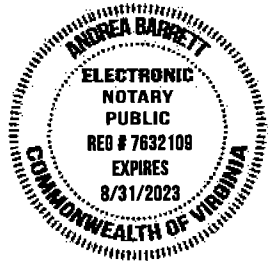
(Corporate Seal)

Country of VA

City of Virginia Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 9th day of April, 2020 by Mara Maria Da Silva Severo, President of Maingate Hills, Inc., a Florida corporation, on behalf of the corporation. She is personally known to me or has produced Passport as identification.

[Notary Seal]



Andrea Barrett
Notary Public

Printed Name: Andrea Barrett

My Commission Expires: 08/31/2023