

Prepared by and return to:
James F. Welborn, Esquire
Law Offices of Palmer, Reifler & Associates, P.A.
1900 Summit Tower Boulevard, Suite 820
Orlando, Florida 32810

WARRANTY DEED

THIS WARRANTY DEED, made on this 17th day of April, 2012, between **ROCHELLE HOLDINGS XIII, LLC**, a Florida limited liability company, whose office address is 1900 Summit Tower Boulevard, Suite 820, Orlando, Florida 32810 ("Grantor") and **FREEPORT RAPIDS PARTNERS, G.P.**, a Florida general partnership, whose address is 100 Gulfview Avenue, Fort Myers, Florida 33931 ("Grantee"):

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee and Grantee's heirs, executors, administrators, and assigns forever the following described land situated in Orange County, Florida, more particularly described in **Exhibit "A,"** incorporated by reference of even date herewith.

Subject to restrictions, reservations, easements of record, assessments; applicable governmental regulations; and taxes for the current year;

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements 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 warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first written above.

Signed in the presence of:

Rochelle Holdings, XIII, LLC,
a Florida limited liability company

Name: Carlos Zunyas
Address: 1900 Summit Tower Blvd
Witness: [Signature]

Name: Michelle A. Gomez
Address: 1900 Summit Tower Blvd
Witness: Michelle A. Gomez

By: [Signature]
James R. Palmer, Member

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 17th day of April, 2012, by James R. Palmer as Member of Rochelle Holdings, XIII, LLC, a Florida limited liability company, on behalf of the company. Who is personally known to me or has produced a Driver's License as identification.

Michelle A. Gomez
NOTARY PUBLIC



Exhibit "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST OF ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 13-20-27; THENCE RUN S 00°00'00" W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 13 FOR A DISTANCE OF 1301.77 FEET TO A POINT ON THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN S 00°00'00" W FOR A DISTANCE OF 325.44 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE RUN N 89°52'05" W ALONG SAID SOUTH LINE FOR A DISTANCE OF 335.07 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE RUN N 00°08'36" E ALONG SAID WEST LINE FOR A DISTANCE OF 325.91 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE RUN S 89°47'15" E ALONG SAID NORTH LINE FOR A DISTANCE OF 334.25 FEET TO THE AFORESAID POINT OF BEGINNING.

CONTAINING 2.5 ACRES MORE OR LESS.

Drawing name: L:\Data\20120067\dwg\sketch 1 - 2.5 acres - 04-10-12.dwg Model



ALLEN & COMPANY

213 S. Dillard Street, Suite 210
Winter Garden, Florida 34787 * (407) 654-5355

SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 13-20-27 BEING N 00°00'00" E

JOB NO. 20120067
 DATE: 4-10-12
 SCALE: 1" 300 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: DM/JLR
 CHECKED BY: JLR

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633