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This instrument was prepared by,
record and return to:
Richard Mutarelli, Jr., Esq.
McGraw, Rauba, Mutarelli, P.A.
35 S.E. 1st Avenue, SUITE 102
Ocala, FL 34471
352-789-6520

WARRANTY DEED

THIS INDENTURE, made effective the 2 day of September, 2022, between **LONGREEN FARMS, INC., a New York Corporation**, whose address is 419 Leedsville Road, Amenia, NY 12501, Grantor, and **SUNBELT LAND FUND I-OCALA SOUTH, LLC, a Florida limited liability company** whose address is 831 NE 20th Avenue, Fort Lauderdale, FL 33304, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

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, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in Marion County, Florida, to wit:

Exhibit "A"

F.S. Section 689.02 required information:

Property Appraiser's Parcel I.D. Number: 35369-027-01 and 35369-027-02

SUBJECT TO:

1. Ad valorem taxes and assessments for 2022 and subsequent years, which are not yet due and payable.
2. Terms, conditions and restrictions as shown on that certain Deed recorded in Official Records Book 987, Page 1893.
3. Terms and conditions as shown on that certain Agreement recorded 8/19/1979 in Official Records Book 987, Page 1897.
4. Terms, conditions and restrictions as shown on that certain Deed recorded in Official Records Book 1013, Page 1603.
5. Terms and conditions as shown on that certain Agreement recorded 3/20/1980 in Official Records Book 1013, Page 1607.
6. Right of Way Easement given to Sumter Electric Cooperative, Inc, recorded 5/03/1966 in Official Records Book 271, Page 1, as modified by that certain instrument recorded 12/03/1974 in Official Records Book 663, Page 382.
7. Right-of-way Deed given to Marion County, Florida, recorded 10/08/1971 in Official Records Book 482, Page 582.
8. Tree Trimming Easement given to Florida Power Corporation, recorded 4/02/2003 in Official Records Book 3383, Page 117.
9. Tree Trimming Easement given to Florida Power Corporation, recorded 4/02/2003 in Official Records Book 3383, Page 119.
10. Terms and conditions of that certain Developers Agreement between City of Ocala, Florida; Longreen Farms, Inc.; and SWC Management, LLC, recorded 6/24/2022 in Official Records Book 7815, Page 793.

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 Grantee that 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 whomsoever; and that said land is free of all encumbrances, except taxes and assessments accruing subsequent to December 31, 2021 or subject matters shown in the title commitment.

Grantor and Grantee are used for singular or plural, as context requires.

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:

[Signature]
Witness
Lori J. Busch
Print Name

[Signature]
Witness
Brendley N. Busch
(Print Name)

GRANTOR:

LONGREEN FARMS, INC., a New York
Corporation

[Signature]
DAVID HOPPER, as President

STATE OF FL
COUNTY OF Marion

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of September, 2022 by DAVID HOPPER, as President of LONGREEN FARMS, INC., a New York Corporation, who is known to me (YES ☐ NO ☒) to be the person described in and who executed the foregoing instrument, OR who has produced NY DL as identification and acknowledged before me that she executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 2 day of September, 2022.



RICHARD DAVID MUTARELLI, JR.
Commission # GG 939052
Expires April 11, 2024
Bonded Thru Budget Notary Services

[Signature]
(Print Name)
Notary Public, State of _____
My Commission Expires _____

EXHIBIT "A"

Parcel No. 1: (35369-027-01)

For a point of reference, commence at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 4, Township 16 South, Range 21 East, Marion County, Florida; thence South 00°16'50" West, 30.00 feet to the Point of Beginning, said point also being on the South right-of-way line of County Road No. 4-S (60 feet wide); thence departing from said right-of-way line, continue South 00°16'50" West, 674.76 feet; thence South 89°51'22" West, 1273.61 feet to a point on the East right-of-way line of County Road No. 5-W (100 feet wide); thence along and with said East right-of-way line, North 00°17'45" East, 214.33 feet to the point of a curve, concave Southwesterly, having a central angle of 17°08'00" and a radius of 1196.28 feet; thence along and with said arc of curve, a distance of 347.08 feet to the point of tangency; thence departing from said right-of-way line, North 00°17'45" East, 107.60 feet to a point on the South right-of-way line of the aforementioned County Road. No. 4-S; thence along and with the said South right-of-way line, North 89°51'22" East, 1326.52 feet to the Point of Beginning.

PARCEL NO. 2: (35369-027-02)

A portion of the Northwest 1/4 of the Northwest 1/4 of Section 4, Township 16 South, Range 21 East, Marion County, Florida, being more fully described as follows:

For a Point of Beginning, commence at the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 4; thence South 89°55'26" West, along the South boundary of said Northwest 1/4 of the Northwest 1/4 of Section 4, 1273.75 feet to the East right-of-way line of County Road No. 5-W (100 feet wide); thence North 00°17'45" East, 549.14 feet along said right-of-way line; thence departing said right-of-way line, North 89°51'22" East, 1273.61 feet to the East boundary of the said Northwest 1/4 of the Northwest 1/4 of Section 4; thence South 00°16'50" West, along said East boundary, 550.65 feet to the Point of Beginning.