

PREPARED BY AND RETURN TO:
Duane C. Rosanello, ESQ.
Duane C. Rosanello, P.A.
1919-8 Blanding Blvd
JACKSONVILLE, FL 32210

WARRANTY DEED

[Trout River]

THIS WARRANTY DEED is made and executed as of the ^{27th} day of September, 2018 by 6100 Holdings, LLC, a Florida limited liability company and 2M Holdings, LLC a Florida limited liability company ("Grantor"), whose address is 2650-2 Rosselle Street, Jacksonville, Florida 32204 to TROUT RIVER OPPORTUNITY FUND, LLC, a Florida limited liability company ("Grantee"), whose address is 1538 Hendricks, Suite 2, Jacksonville, Florida 32207.

WITNESSETH:

That in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms to Grantee and its successors and assigns, all of the real property in Duval County, Florida, more particularly described on Exhibit "A" attached hereto and made a part of this Deed (the "Property"), together with all tenements, hereditaments, and appurtenances pertaining to the Property and subject to the restrictions, easements, agreements, reservations set forth on Exhibit "B" attached hereto and made a part hereof and other matters of record (the "Permitted Exceptions").

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor hereby covenants with Grantee that the Property is free from all encumbrances (except for the Permitted Exceptions) and that Grantor will warrant and defend Grantee's title against lawful claims of all persons whomsoever except claims made pursuant to the Permitted Exceptions.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

6100 Holdings, LLC, a Florida limited liability company.

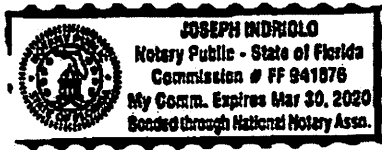
[Signature]
(Print Name Casco Talor)

By: [Signature]
William M. Easton
Its: Manager

[Signature]
(Print Name Andrew Kurtz)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 24th day of September, 2018, by William M. Easton, as Manager of 6100 Holdings, LLC, a Florida limited liability company, on behalf of the company.

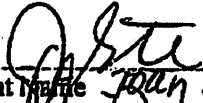


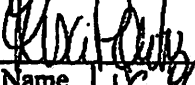
[Signature]
(Print Name Joe Indriolo)
NOTARY PUBLIC
State of Florida at Large
Commission # FF 941876
My Commission Expires: ✓
Personally Known
or Produced I.D. ✓
[check one of the above]
Type of Identification Produced

(Trout River Deed Signature Page Continued)

2M Holdings, LLC, a Florida limited liability company

By: Boree Investments, LLC
Its: Managing Member



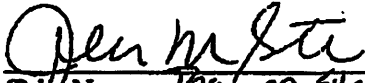
(Print Name John Stephens)


(Print Name Greg Boree)

By: Greg Boree
Its: Manager

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 24 day of September, 2018, by Greg Boree, as Manager of Boree Investments, LLC the managing member of 2M Holdings, LLC, a Florida limited liability company a Florida limited liability company, on behalf of the company.



(Print Name Joan M Stephens)
NOTARY PUBLIC
State of Florida at Large
Commission # FF988049
My Commission Expires: 6/30/20
Personally Known _____
or Produced I.D. _____
[check one of the above]
Type of Identification Produced _____



Joan M. Stephens
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF988049
Expires 6/30/2020

EXHIBIT "A"
PROPERTY

Being a part of Fractional part of the Southeast one-quarter of the Northeast one-quarter and also the East 2 1/2 chains of the Southwest one-quarter of the Northeast one-quarter of Section 18, Township 1 South, Range 26 East, Duval County, Florida, and more particularly described as follows:

Commencing at the Southwest corner of Edmonson's Beverly Hills Terrace, as recorded in Plat Book 15, Page 19 of the Public Records of said Duval County, Florida; thence North 89° 25' East, along the North line of Trout River Boulevard, 25 feet to the Point of Beginning; thence North 0° 30' West, parallel to the East line of the said East 2 1/2 chains of the Southwest one-quarter of the Northeast one-quarter of Section 18, 700 feet; thence 89° 25' East, parallel to said North line of Trout River Boulevard, 880 feet more or less to the waters of Nine Mile Creek; thence Southerly along the meanderings of said waters of Nine Mile Creek, to said North line of Trout River Boulevard; thence South 89° 25' West, along said North line of Trout River Boulevard, 570 feet more or less to the Point of Beginning.

EXHIBIT "B"

PERMITTED EXCEPTIONS

All recording references below refer to the Public Records of Duval County, Florida.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

Rights or claims of parties in possession not shown by the public records.

Taxes or assessments which are not shown as existing liens in the public records.

Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

Rights of tenant(s) in possession, if any, under lease(s) not recorded in the Public Records.

Broadband Service Agreement recorded in Official Records Book 9606, Page 1496.

Rights of others to use the waters of any water body extending from the insured land onto other lands.

Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.