

INSTR # 2023204286
BK 12819 Pgs 1112-1113 PG(s)2
08/31/2023 07:43:20 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 3,500.00

Prepared by and return to:
Lilian Sredni, Esq.
Lilian Sredni, P.A.
2450 Hollywood Blvd,
Suite #600
Hollywood, FL 33020
305-944-0656

Parcel Identification No. 23-28-20-000000-012010

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 24th day of August, 2023 between **United Warehouse Automation LLC, a Florida limited liability company** whose post office address is **3331 SW 107th Avenue, Miami, FL 33165** of the County of **Miami-Dade, State of Florida**, grantor*, and **Antartica Cold Lakeland, LLC, a Florida limited liability company** whose post office address is **1155 Brickell Bay Drive, Suite #1702, Miami, FL 33131** of the County of **Miami-Dade, State of Florida**, grantee*,

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 **Polk County, Florida**, to-wit:

Begin at a point where the West line of the Southeast 1/4 of the Southeast 1/4 of Northeast 1/4 of Section 20, Township 28 South, Range 23 East, Polk County, Florida, intersects with North right-of-way line of State Highway No.17 (92) and run North along said West line of the said Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 28 South, Range 23 East, a distance of 236.69 feet, thence run East and parallel with the North line of said Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4, a distance of 182.0 feet, thence South to a point on the North right-of-way line of said Highway 17 (92), which point is 182.0 feet from the point of beginning, thence run Southwesterly along the said North right-of-way line to the point of beginning. Subject to easement for ingress and egress over and across the East 20.0 foot thereof.

ALSO

That part of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 28 South, Range 23 East, Polk County, Florida, more particularly described as beginning on State Highway No. 17 where the East boundary of said Tract crosses said Highway, running North from the North boundary of said Highway 254.0 feet, thence West 208.0 feet, thence South

290.87 feet to the North boundary of State Highway No. 17, thence East to Point of beginning. LESS AND EXCEPT a strip of land off the South side thereof conveyed to the State of Florida for highway purposes, as contained in Quit Claim Deed recorded in Deed Book 732, page 257, of the Public Records of Polk County, Florida.

Said lands being described as: Begin at intersection of State Road 17 & West line of SE 1/4 of SE 1/4 of NE 1/4, run North 236.69 feet, run East 182 feet, run South to Highway, run West along Highway to Beginning, AND Begin at intersection of State Road 17 & East line of West 1/2 of SE 1/4 of NE 1/4, run North 254 feet, run West 208 feet, run South to Highway, run Easterly, along Highway, to the Point of Beginning.

Subject to restrictions, reservations and easements of record, if any, which are not reimposed hereby, and taxes subsequent to December 31st, 2021.

Subject to conditions, restrictions, limitations, reservations, and easements of record, if any, but without any intention of reimposing same, and subject to applicable zoning ordinances, taxes and assessments for the year 2023 and subsequent years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

THIS DEED HAS BEEN PREPARED AS REQUESTED BY THE PARTIES WITHOUT BENEFIT OF A TITLE SEARCH. NO TITLE INSURANCE OR TITLE OPINION HAS BEEN ISSUED IN CONNECTION WITH THIS CONVEYANCE. THE PREPARER OF THIS DEED RENDERS NO OPINION ON THE STATUS OF TITLE OF THE SUBJECT PROPERTY

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:

United Warehouse Automation LLC,
a Florida limited liability company

By: Esteban A Mazuela
Esteban A. Mazuela, Manager

Susan Reas

Witness Name: Susan Reas

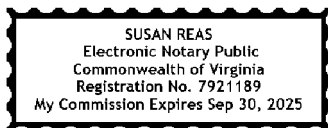
Emily Cuevas

Witness Name: Emily Cuevas

State of Virginia
County of Chesapeake city

The foregoing instrument was acknowledged before me by means of [] physical presence or [X] online notarization, this 24th day of August, 2023 by Esteban A. Mazuela, Manager of United Warehouse Automation LLC, a Florida limited liability company, on behalf of the company, who [] is personally known to me or [X] has produced a passport as identification.

[Notary Seal]



Susan Reas
Notary Public

Printed Name: Susan Reas
My Commission Expires: 09/30/2025

This Notarization was conducted using audio/video technology provided by eNotaryLog, LLC