EXHIBIT B

INSTR # 2010001077
BK 08048 PGS 0655-0656 PG(s)2
RECORDED 01/05/2010 09:59:15 AM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
DEED DOC 2,800.00
RECORDING FEES 18.50
RECORDED BY X Thao

Prepared by and Return to:
KENNETH L. SCHLITT, ESQUIRE
KEATING & SCHLITT, P.A.
TELEPHONE: 407.425.2907 ♦ FACSIMILE: 407.425.6345
250 EAST COLONIAL DRIVE, SUITE 300
ORLANDO, FLORIDA 32801
E MAIL: kschlitt@keatlaw.com

PARCEL IDENTIFICATION NUMBER(S): 352827-000000-013000

RECORDING INFORMATION ABOVE THIS LINE

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed as of the 29th day of December, 2009 by **Orange Bank of Florida** (the "Grantor"), with a mailing address of 519 N. Magnolia Avenue, Orlando, Florida 32801, to **Lake Trask Groves, LLP, a Florida limited liability partnership** (the "Grantee"), with a mailing address of P.O. Box 1878, Dundee, Florida 33883.

WITNESSETH: That the Grantor for and in consideration of the sum of $10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain property situate in Polk County, Florida, viz:

The NW 1/4 of the NE 1/4 of Section 35, Township 28 South, Range 27 East, Polk County, Florida; subject to the maintained right of way for Steward Road, Lake Mabel Loop Road and H.L. Smith Road.

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.

FURTHER, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said real property in fee simple; that the Grantor has good right and lawful authority to sell and convey said real property; that the Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; and that said real property is free from all encumbrances; except, taxes and assessments accruing subsequent to December 31, 2009 and all subsequent years, and all conditions, restrictions, reservations, limitations, easements of record, if any, zoning and other governmental regulations and other matters of record, provided, however, this reference shall not serve to reimpose same.

IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed on the day and

year first above written.

WITNESSES:

WITNESS SIGNATURE

KENNETH L. SCHLITT

WITNESS NAME PRINTED

WITNESS SIGNATURE

MARY L. YARBROUGH

WITNESS NAME PRINTED

GRANTOR
ORANGE BANK OF FLORIDA

By: _____
Michael W. Sheffey
As its Senior Executive Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY, as an officer duly authorized to take acknowledgments and oaths in the State and County aforesaid, that at the execution of this instrument on the date set forth below, Michael W. Sheffey personally appeared before me, as Senior Executive Vice President of Orange Bank of Florida, and executed or acknowledged his/her/their previous execution of this instrument. **I HEREBY FURTHER CERTIFY**, that Michael W. Sheffey, is/are the same person(s) either executing or acknowledging execution of the foregoing instrument because: ☒ I personally know him/her/them OR ☐ I have satisfactory evidence of same based upon a ☐ Florida driver's license or ☐ Other identification: _____. **WITNESS** my hand and official seal in the State and County aforesaid this 23rd day of December, 2009.

Notary Public Signature
(PLACE NOTARY NAME & SEAL IMMEDIATELY BELOW)

KENNETH L. SCHLITT
MY COMMISSION # DD 589597
EXPIRES: October 20, 2010
Bonded Thru Notary Public Underwriters

RETURN BY POLK COUNTY
GOVERNMENT CENTER COURIER TO
STEPHEN F. BAKER OFFICE BOX

INSTR # 2009222148
BK 08039 PGS 1407-1408 PG(s)2
RECORDED 12/21/2009 09:51:09 AM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
DEED DOC 2,975.00
RECORDING FEES 18.50
RECORDED BY P Beresford

Prepared by and return to:
Kathleen R. Price
Legal Assistant
Stephen F. Baker PA
800 First Street South
Winter Haven, FL 33880-3666
863-299-2118
File Number: **9-182**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **16th** day of **December, 2009** between **Carl R. Jackson, Jr., a married man** whose post office address is **140 Odin Drive, Winter Haven, FL 33884**, grantor, and **Thomas A. Thayer, Jr.** whose post office address is , 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 **Polk County, Florida** to-wit:

The Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 35, Township 28 South, Range 27 East, Polk County, Florida; AND The Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 35, Township 28 South, Range 27 East, Polk County, Florida; AND The South 1/2 of the Southwest 1/4 of the Northeast 1/4 and The South 60.00 feet of the West 81.51 feet of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 35, Township 28 South, Range 27 East, Polk County, Florida, LESS AND EXCEPT any portion lying within the boundary of the maintained right-of-way on Steward Road.

Parcel Identification Number: 3352827-00000-014020

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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, 2009**.

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:

Witness Name: Kathleen K Price

Witness Name: Carolyn L Harmon

(Seal)
Carl R. Jackson, Jr.

DoubleTimes

State of Florida
County of Polk

The foregoing instrument was acknowledged before me this 16th day of December, 2009 by Carl R. Jackson, Jr., who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

KATHLEEN R. PRICE
Notary Public, State of Florida
My Comm. Expires May 26, 2013
Commission No. DD 870581

INSTR # 2011022721
BK 08318 PGS 1092-1093 PG(s)2
RECORDED 02/08/2011 09:15:33 AM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
DEED DOC 1,575.00
RECORDING FEES 18.50
RECORDED BY I Perez

Prepared by and return to:
Debra L. Cline
Attorney at Law
Peterson & Myers, P.A.
Post Office Drawer 7608
Winter Haven, FL 33883-7608
863-294-3360
File Number: THAT5H-10

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 2nd day of February, 2011, between Bay Street Holdings, LLC Series 9 - Jackson Point, whose post office address is 115 S. La Salle Street, 12th Floor West, Chicago, IL 60603, grantor, and Thomas A. Thayer, Jr., whose post office address is P. O. Box 1849, Dundee, FL 33838, 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 TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Polk County, Florida to-wit:

The Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4; and the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4; and the North 1/2 of the Southwest 1/4 of the Northeast 1/4, all lying in Section 35, Township 28 South, Range 27 East, Polk County, Florida;

LESS AND EXCEPT there from that portion as conveyed in Warranty Deed recorded in Official Records Book 7590, Page 489, of the Public Records of Polk County, Florida, being described as: the South 60 feet of the West 81.51 feet of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 35, Township 28 South, Range 27 East, Polk County, Florida; less and except there from any portion lying within the boundary of the maintained right of way on Steward Road; also

LESS AND EXCEPT there from that portion as conveyed to the Town of Dundee, Florida, a Florida municipal corporation in Warranty Deed recorded in Official Records Book 7674, Page 176, of the Public Records of Polk County, Florida, being described as: the East 40.0 feet of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 28 South, Range 27 East, Polk County, Florida; less and except there from existing road right of way; also

LESS AND EXCEPT there from that portion as conveyed to the Town of Dundee, Florida, a Florida municipal corporation in Warranty Deed recorded in Official Records Book 7674, Page 176, of the Public Records of Polk County, Florida, being described as: the East 40.0 feet of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 35, Township 28 South, Range 27 East, Polk County, Florida; less and except there from existing road right of way; also

LESS AND EXCEPT there from that portion as conveyed to the Town of Dundee, Florida, a Florida municipal corporation in Warranty Deed recorded in Official Records Book 7674, Page 178, of the Public Records of Polk County, Florida, being described as: the South 40.0 feet of the North 170.00 feet of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 28 South, Range 27 East, Polk County, Florida; less and except there from existing road right of way; also

TOGETHER WITH perpetual, non-exclusive easement(s) for right of way, drainage and utilities, appurtenant thereto as set forth and created by Warranty Deed recorded in Official Records Book 7590, Page 489, of the Public Records of Polk County, Florida.

TOGETHER WITH all wells, irrigation equipment and citrus trees, including crop thereon, located on the land.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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:

Bay Street Holdings, LLC Series 9 - Jackson Point

By: Bay Street Holdings, LLC, an Illinois limited liability company

Witness Name: Jason A. Nolan

Witness Name: Cory Johnson

By: Thomas A Butterham
THOMAS A. BATTERHAM, its Manager

State of Illinois
County of COOK

The foregoing instrument was acknowledged before me this 1st day of February, 2011 by THOMAS A. BATTERHAM, Manager of Bay Street Holdings, LLC, an Illinois limited liability company, on behalf of Bay Street Holdings, LLC Series 9 - Jackson Point. He [X] is personally known to me or [ ] has produced _____ a driver's license as identification.

[Notary Seal]

OFFICIAL SEAL
ROBERT R PETRIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/15/14

Robert R. Petris
Notary Public

Printed Name: ROBERT R. PETRIS

My Commission Expires: 2/15/14

INSTR # 2022232214
BK 12394 Pgs 0208-0209 PG(s)2
08/25/2022 03:11:59 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 8,918.00

Prepared by and return to:
Mark G. Turner, Esquire
STRAUGHN & TURNER, P.A.
255 Magnolia Ave SW
Winter Haven, FL 33880-2902
863-293-1184
File Number: **11937-0016**

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made effective this **24th** day of **August, 2022** between **Thomas A. Thayer, Jr., Individually, and Thomas A. Thayer, Jr., d/b/a T-Two Groves; and Southern Citrus Nurseries, LLC, a Florida limited liability company** whose post office address is **P.O. Box 970, Dundee, FL 33838-0970**, grantor, and **WELSH ROAD LAND INVESTMENTS LLC, a Florida limited liability company** whose post office address is **1901 Ulmerton Road, Suite 475, Clearwater, FL 33762**, 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 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:

THAT PART OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH 00°02'50" WEST ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 643.22 FEET TO THE SOUTH BOUNDARY OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH 89°21'41" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 2606.53 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY OF SCENIC HIGHWAY (ALTERNATE U.S. HIGHWAY 27); THENCE NORTH 00°07'48" WEST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 644.68 FEET TO THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 89°23'37" EAST ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 762.75 FEET TO THE EAST BOUNDARY OF THE WEST 800 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 00°37'20" WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°23'37" EAST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 1846.10 FEET TO THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH 00°02'40" WEST ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

Subject to taxes for 2022 and subsequent years.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

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 claiming by, through or under grantors.

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:

Witness Name: Mark G. Turner

Witness Name: Deborah Bell

THOMAS A. THAYER, JR., Individually

Witness Name: Mark G. Turner

Witness Name: Deborah Bell

THOMAS A. THAYER, JR. d/b/a T-Two Groves

SOUTHERN CITRUS NURSERIES, LLC, a Florida limited liability company

By: _____
THOMAS A. THAYER, JR., Manager

Witness Name: Mark G. Turner

Witness Name: Deborah Bell

State of Florida
County of Polk

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 19th day of August, 2022 by THOMAS A. THAYER, JR., Individually and THOMAS A. THAYER, JR., d/b/a T-Two Groves and THOMAS A. THAYER, JR., Manager of SOUTHERN CITRUS NURSERIES, LLC, a Florida limited liability company, on behalf of said company, who [X] is personally known or [ ] has produced a driver's license as identification.

[Notary Seal]
DEBORAH M. BELL
Commission # HH 242279
Expires June 21, 2026

Notary Public
Printed Name: Deborah Bell
My Commission Expires: _____

INSTR # 2024223582
BK 13281 Pgs 1019-1020 PG(s)2
09/30/2024 07:26:47 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 10,448.20

Prepared by and return to:
Mark G. Turner, Esquire
STRAUGHN & TURNER, P.A.
255 Magnolia Ave SW
Winter Haven, FL 33880-2902
863-293-1184
File Number: **11937-0020**

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 25th day of **September, 2024** between **Thomas A. Thayer, Jr., Individually, and Thomas A. Thayer, Jr. d/b/a T-Two Groves** whose post office address is **P.O. Box 970, Dundee, FL 33838-0970**, grantor, and **WELSH ROAD LAND INVESTMENTS LLC, a Florida limited liability company** whose post office address is **1901 Ulmerton Road, Suite 475, Clearwater, FL 33762**, 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 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:

THAT PART OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 00°02'50" EAST ALONG EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 89°23'37" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 1846.10 FEET TO THE EAST BOUNDARY OF THE WEST 800 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 00°37'20" WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF 614.78 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 89°25'54" EAST ALONG SAID NORTH BOUNDARY AND THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 1189.69 FEET TO THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 00°07'21" WEST ALONG SAID WEST BOUNDARY AND THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 1284.12 FEET TO THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 89°50'31" EAST ALONG SAID NORTH BOUNDARY A DISTANCE OF 627.02 FEET TO THE WEST BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7674, PAGE 176 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 00°02'40" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 1279.67 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 89°25'54" EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 40.00 FEET TO THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH 00°02'40" WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF613.58

FEET RETURNING TO THE POINT OF BEGINNING, LESS AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7674, PAGE 178 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Subject to taxes for 2024 and subsequent years.

Grantor warrants that at the time of this conveyance, the subject property is not Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

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 claiming by, through or under grantors.

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:

Witness Name: Deborah Bell
Witness Address: 255 Magnolia Ave. SW
Winter Haven, FL 33880

Witness Name: Mark G. Turner
Witness Address: 255 Magnolia Ave. SW
Winter Haven, FL 33880

THOMAS A. THAYER, JR., Individually

THOMAS A. THAYER, JR. d/b/a T-Two Groves

State of Florida
County of Polk

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 25th day of September, 2024 by THOMAS A. THAYER, JR., Individually and THOMAS A. THAYER, JR. d/b/a T-Two Groves, who [X] is personally known or [_] has produced a driver's license as identification.

[Notary Seal]

DEBORAH M. BELL
Commission # HH 242279
Expires June 21, 2026

Notary Public

Printed Name: Deborah Bell

My Commission Expires:

Division of Corporations
an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
WELSH ROAD LAND INVESTMENTS LLC

Filing Information

Document Number	L22000295375
FEI/EIN Number	88-3779150
Date Filed	06/30/2022
Effective Date	06/30/2022
State	FL
Status	ACTIVE

Principal Address

1901 ULMERTON ROAD
475
CLEARWATER, FL 33762

Mailing Address

1901 ULMERTON ROAD
475
CLEARWATER, FL 33762

Registered Agent Name & Address

COLLINS, SUSAN K
1901 ULMERTON ROAD
475
CLEARWATER, FL 33762

Authorized Person(s) Detail

Name & Address

Title MGR

COLLINS, SUSAN K
1901 ULMERTON ROAD, STE 475
CLEARWATER, FL 33762

Title MGR

CHAPMAN, R T, JR
1901 ULMERTON ROAD, STE 475
CLEARWATER, FL 33762

Annual Reports

Report Year	Filed Date
2023	01/18/2023
2024	02/01/2024
2025	01/28/2025

Document Images

01/28/2025 -- ANNUAL REPORT	View image in PDF format
02/01/2024 -- ANNUAL REPORT	View image in PDF format
01/18/2023 -- ANNUAL REPORT	View image in PDF format
06/30/2022 -- Florida Limited Liability	View image in PDF format

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
LAKE TRASK GROVES, LLC

Filing Information

Document Number	L21000456973
FEI/EIN Number	92-3251141
Date Filed	10/20/2021
Effective Date	10/20/2021
State	FL
Status	ACTIVE
Last Event	MERGER
Event Date Filed	05/16/2024
Event Effective Date	NONE

Principal Address

5600 LAKE TRASK ROAD
DUNDEE, FL 33838

Mailing Address

P.O. BOX 970
DUNDEE, FL 33838

Registered Agent Name & Address

THAYER, THOMAS A, JR.
5600 LAKE TRASK ROAD
DUNDEE, FL 33838

Authorized Person(s) Detail

Name & Address

Title MGR

THAYER, THOMAS A, JR.
1895 ELOISE LOOP ROAD
WINTER HAVEN, FL 33884

Annual Reports

Report Year	Filed Date
2023	03/02/2023
2024	04/16/2024

2025 01/30/2025

Document Images

01/30/2025 -- ANNUAL REPORT	View image in PDF format
05/16/2024 --	View image in PDF format
04/16/2024 -- ANNUAL REPORT	View image in PDF format
03/02/2023 -- ANNUAL REPORT	View image in PDF format
01/27/2022 -- ANNUAL REPORT	View image in PDF format
10/20/2021 -- Florida Limited Liability	View image in PDF format

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an official State of Florida website

Previous on List | Next on List | Return to List

Filing History | No Authority Info | No Partner Info | No Name History

Partnership Name Search
Submit

Partnership Detail

Limited Liability Partnership Name

LAKE TRASK GROVES, LLP

Principal Address

5600 LAKE TRASK RD
DUNDEE, FL 33838 US
Change Date: 03/07/2023

Filing Information

Document Number	LLP090003245
FEI/EIN Number	596963951
File Date	05/12/2009
State	FL
Total Pages	15
Pages in Original Filing	1
Florida Partners	NONE
Total Partners	2
Status	INACT/MERGED
Effective Date	NONE
Expiration Date	NONE
Name History	NONE

Mailing Address

LAKE TRASK GROVES, LLP
P.O. BOX 970
DUNDEE, FL 33838
Change Date: 02/01/2011

Registered Agent

THAYER THOMAS A JR.
1895 ELOISE LOOP RD
WINTER HAVEN, FL 33884

Document Images

05/12/2009 -- LLP View image in PDF format

04/23/2024 -- LLP Business Report	View image in PDF format
03/06/2023 -- LLP Business Report	View image in PDF format
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LAKE TRASK GROVES, LLC

Please Debit FCA000000003 For: 82.50

Thank you Seth Neeley

Signature

Requested by:

Name Date Time

Walk-In _____ Will Pick Up _____

- ____ Art of Inc. File
- ____ LTD Partnership File
- ____ Foreign Corp. File
- ____ L.C. File
- ____ Fictitious Name File
- ____ Trade/Service Mark
- X Merger File
- ____ Art. of Amend. File
- ____ RA Resignation
- ____ Dissolution / Withdrawal
- ____ Annual Report / Reinstatement
- X Cert. Copy
- ____ Photo Copy
- ____ Certificate of Good Standing
- ____ Certificate of Status
- ____ Certificate of Fictitious Name
- ____ Corp Record Search
- ____ Officer Search
- ____ Fictitious Search
- ____ Fictitious Owner Search
- ____ Vehicle Search
- ____ Driving Record
- ____ UCC 1 or 3 File
- ____ UCC 11 Search
- ____ UCC 11 Retrieval
- ____ Courier

COVER LETTER

TO: Amendment Section
Division of Corporations

SUBJECT: Lake Trask Groves, LLC
Name of Surviving Party

The enclosed Certificate of Merger and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to:

THOMAS A. THAYER, JR.
Contact Person

Firm/Company

5600 LAKE TRASK ROAD
Address

DUNDEE, FL 33883
City, State and Zip Code

tommy@southerncitrusnurseries.com
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

MARK G. TURNER at (863) 293-1184
Name of Contact Person — Area Code — Daytime Telephone Number

☑ Certified copy (optional) $30.00

STREET ADDRESS:
Amendment Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

MAILING ADDRESS:
Amendment Section
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

Articles of Merger
For
Florida Limited Liability Company

The following Articles of Merger is submitted to merge the following Florida Limited Liability Company(ies) in accordance with s. 605.1025, Florida Statutes.

FIRST: The exact name, form/entity type, and jurisdiction for each **merging** party are as follows:

Name	Jurisdiction	Form/Entity Type
Lake Trask Groves, LLP	FL	Limited Liability Partnership

SECOND: The exact name, form/entity type, and jurisdiction of the **surviving** party are as follows:

Name	Jurisdiction	Form/Entity Type
Lake Trask Groves, LLC	FL	limited liability company

THIRD: The merger was approved by each domestic merging entity that is a limited liability company in accordance with ss.605.1021-605.1026; by each other merging entity in accordance with the laws of its jurisdiction; and by each member of such limited liability company who as a result of the merger will have interest holder liability under s.605.1023(1)(b).

FOURTH: Please check one of the boxes that apply to surviving entity: (if applicable)

☑ This entity exists before the merger and is a domestic filing entity. the amendment, if any to its public organic record are attached.

☐ This entity is created by the merger and is a domestic filing entity. the public organic record is attached.

☐ This entity is created by the merger and is a domestic limited liability limited partnership or a domestic limited liability partnership, its statement of qualification is attached.

☐ This entity is a foreign entity that does not have a certificate of authority to transact business in this state. The mailing address to which the department may send any process served pursuant to s. 605.0117 and Chapter 48, Florida Statutes is:

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FIFTH: This entity agrees to pay any members with appraisal rights the amount, to which members are entitled under ss.605.1006 and 605.1061-605.1072, F.S.

SIXTH: If other than the date of filing, the delayed effective date of the merger, which cannot be prior to nor more than 90 days after the date this document is filed by the Florida Department of State:

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

SEVENTH: Signature(s) for Each Party:

Name of Entity/Organization:	Signature(s):	Typed or Printed Name of Individual:
Lake Trask Groves, LLP	DocuSigned by: Tommy Thayer	Thomas A. Thayer, Jr.
Lake Trask Groves, LLC	DocuSigned by: Tommy Thayer	Thomas A. Thayer, Jr.

Corporations:	Chairman, Vice Chairman, President or Officer *(If no directors selected, signature of incorporator.)*
General partnerships:	Signature of a general partner or authorized person
Florida Limited Partnerships:	Signatures of all general partners
Non-Florida Limited Partnerships:	Signature of a general partner
Limited Liability Companies:	Signature of an authorized person

Fees:

For each Limited Liability Company:	$25.00	For each Corporation:	$35.00
For each Limited Partnership:	$52.50	For each General Partnership:	$25.00
For each Other Business Entity:	$25.00	**Certified Copy (optional):**	$30.00

PLAN OF MERGER

LAKE TRASK GROVES, LLP WITH AND INTO

LAKE TRASK GROVES, LLC

This Plan of Merger is dated this 22nd day of April, 2024, and formed by and between **LAKE TRASK GROVES, LLP**, a Florida limited liability partnership, and **LAKE TRASK GROVES, LLC**, a Florida limited liability company, in accordance with the provisions of Sections 605.1021 – 605.1026, Florida Statutes.

1. Merging Entity: The name of the merging entity is LAKE TRASK GROVES, LLP, a Florida limited liability partnership.

2. Surviving Entity: The name of the surviving entity is LAKE TRASK GROVES, LLC, a Florida limited liability company.

3. Terms and Conditions: The terms and conditions of the merger are as follows: LAKE TRASK GROVES, LLC, shall acquire one hundred percent (100%) of the partnership/equity interests of LAKE TRASK GROVES, LLP.

IN WITNESS WHEREOF, the undersigned have executed this Plan of Merger as of the date first written above.

MERGING ENTITY:

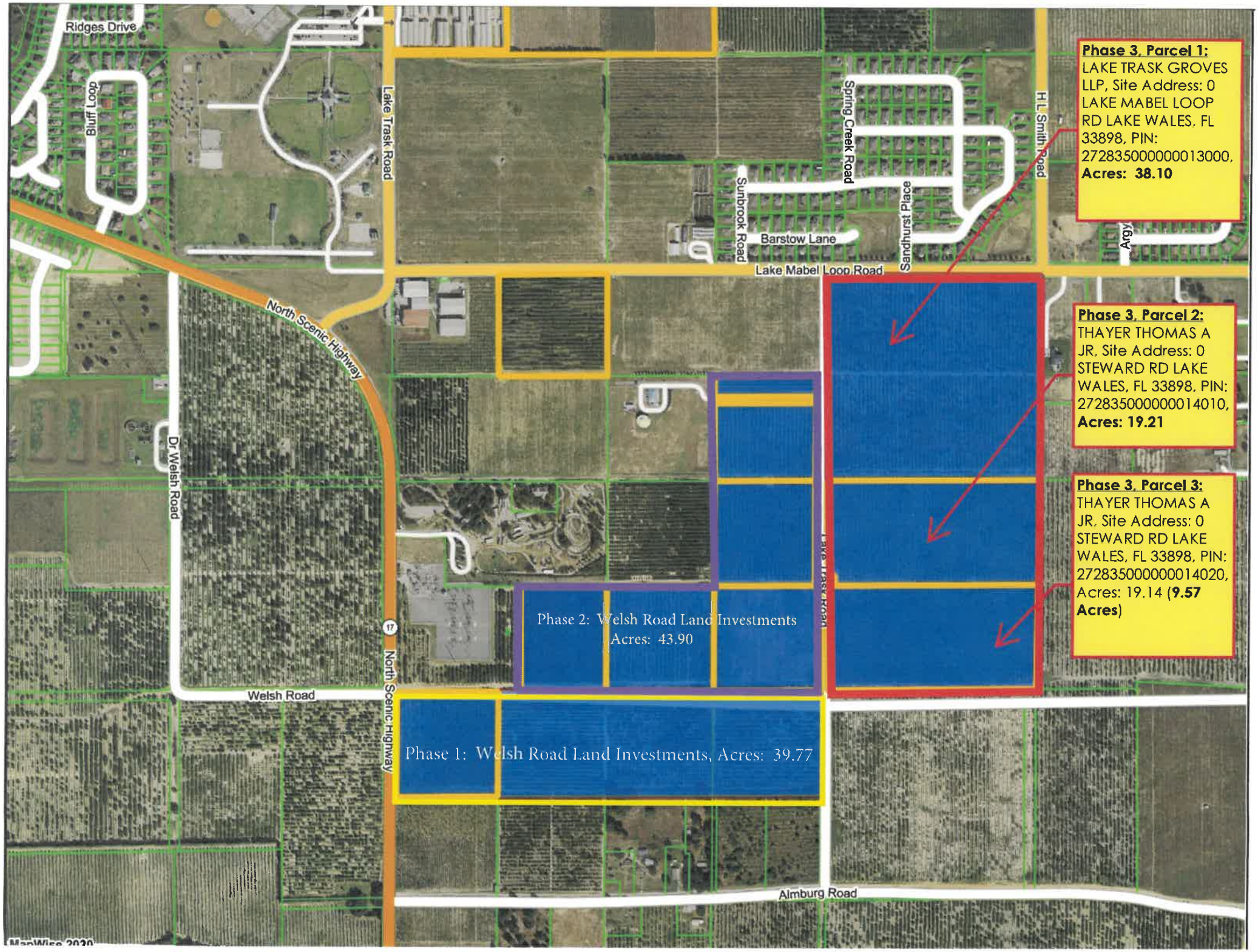
LAKE TRASK GROVES, LLP,
a Florida limited liability partnership

DocuSigned by:
By: Tommy Thayer
ADFBEC866C4647A...
Thomas A. Thayer, Jr., General Partner

SURVIVING ENTITY:

LAKE TRASK GROVES, LLC,
a Florida limited liability company

DocuSigned by:
By: Tommy Thayer
ADFBEC866C4647A...
Thomas A. Thayer, Jr., Manager


Ridges Drive
Bluff Loop
Lake Trask Road
Spring Creek Road
H.L Smith Road
Sunbrook Road
Barstow Lane
Sandhurst Place
Argy
Lake Mabel Loop Road
North Scenic Highway
Dr Welsh Road
Welsh Road
17
North Scenic Highway
Almburg Road
Phase 3, Parcel 1:
LAKE TRASK GROVES LLP, Site Address: 0 LAKE MABEL LOOP RD LAKE WALES, FL 33898, PIN: 272835000000013000, Acres: 38.10
Phase 3, Parcel 2:
THAYER THOMAS A JR, Site Address: 0 STEWARD RD LAKE WALES, FL 33898, PIN: 272835000000014010, Acres: 19.21
Phase 3, Parcel 3:
THAYER THOMAS A JR, Site Address: 0 STEWARD RD LAKE WALES, FL 33898, PIN: 272835000000014020, Acres: 19.14 (9.57 Acres)
Phase 2: Welsh Road Land Investments
Acres: 43.90
Phase 1: Welsh Road Land Investments, Acres: 39.77
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