

Inst: 202326014360 Date: 11/21/2023 Time: 12:12PM
Page 1 of 4 B: 1064 P: 1799, Kimberley Barrineau, Clerk of Court
Hendry, County, By: DH
Deputy Clerk Doc Stamp-Deed: 14700.00

Prepared by & return to:
Julie V. Fanelli
Fanelli Law Firm, PA
180 Fountain Pkwy N., Ste. 100
St. Petersburg, FL 33716
Parcel ID #: 2024329-15000010010; 2024329-15000010011;
2024329-15000010031; 2024329-15000040010; 2024329-15000040080
Consideration: \$2,100,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 20 day of November, 2023, by **Aileron Labelle, LLC**, a Florida limited liability company (“Grantor”), whose address is 3401 W. Cypress St., Ste. 201, Tampa, FL 33607 to **NOAH Plaza, LLC**, a Florida limited liability company (“Grantee”), whose address is 149 W. Hickpochee Avenue, Labelle, FL 33935.

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Hendry County Florida, (the “Property”) as more particularly described on Exhibit A attached hereto.

TOGETHER WITH all the easements, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT TO real estate taxes for 2024 and all subsequent years, and those exceptions and encumbrances set forth on Exhibit B attached hereto and incorporated herein by this reference (said exceptions and encumbrances being referred to herein as the “Permitted Exceptions”).

TO HAVE AND TO HOLD, the above described premises, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

AND GRANTOR HEREBY COVENANTS with Grantee that Grantor is lawfully seized of the Property in fee simple, and that Grantor hereby specially warrants the title to said land subject to the matters referred to above and will defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, but not otherwise.

[SIGNATURES ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first written above.

Signed, sealed and delivered
in the presence of:

Aileron Labelle LLC, a Florida limited liability company

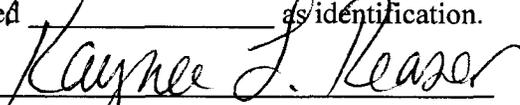

Witness Printed Name: Julie V. Fanelli

By 
Chris Salemi, Authorized Representative

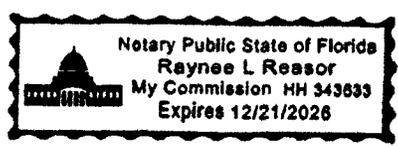

Witness Printed Name: Raynee L. Reaser

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of November, 2023 by Chris Salemi, as Authorized Representative of Aileron Labelle LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.


Notary Public
Raynee L. Reaser
Name typed, printed or stamped
My Commission Expires: 12/21/2026

[Notary Seal]



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EXHIBIT A

LEGAL DESCRIPTION

Lots 1, 2, 27 and 28, Block 4, COURTHOUSE SUBDIVISION, according to the plat thereof as recorded in Plat Book 2, page 42, of the Public Records of Hendry County, Florida.

AND

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22, Block 1, COURTHOUSE SUBDIVISION, according to the plat thereof as recorded in Plat Book 2, page 42, of the Public Records of Hendry County, Florida.

AND

That certain alley lying in Block 1, COURTHOUSE SUBDIVISION, according to the plat thereof as recorded in Plat Book 2, page 42, of the Public Records of Hendry County, Florida, described as follows: Beginning at the Northwest corner of Lot 8; thence to the Southwest corner of Lot 9; thence to the Southeast corner of Lot 22; thence to the Northeast corner of Lot 1; and thence to the Point of Beginning.

AND

An alley in Block 1 of COURTHOUSE SUBDIVISION, according to the plat thereof as recorded in Plat Book 2, page 42, of the Public Records of Hendry County, Florida, beginning at the Northwest corner of Lot 16; thence to the Southwest corner of Lot 22; thence to the Southeast corner of Lot 9; thence to the Northeast corner of Lot 15; thence to the Northwest corner of Lot 16 to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING as taken by the State of Florida, Department of Transportation by Order of Taking recorded in Official Records Book 504, Page 265, of the Public Records of Hendry County, Florida, and being more particularly described as follows:

Begin at the Southwest corner of said Lot 8; thence N 00°51'15" W, 66.39 feet along the West line of said Lot 8; thence S 47°45'39" E, 26.98 feet to the beginning of a curve to the right; thence along said curve having a radius of 4636.66 feet, a central angle of 02°02'42", an arc length of 165.50 feet, the chord for which bears N 85°47'11" E to the end of said curve; thence N 33°57'12" E, 43.79 feet to the East line of said Lot 1; thence S 00°51'45" E, 92.56 feet along said East line to the Southeast corner of said Lot 1; thence S 88°51'31" W, 209.91 feet along the South line of said Lots 1, 2, 3, 4, 5, 6, 7 and 8 to the Point of Beginning.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Five foot Building Line Easements along the east boundaries of Blocks 1 and 4, as set forth on the Plat of COURTHOUSE SUBDIVISION LA BELLE FLORIDA, recorded in Plat Book 2, Page 42.