

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

John H. Lewis, Esq.
Hartman, Simons & Wood, LLP
6400 Powers Ferry Road, Suite 400
Atlanta, Georgia 30339

Parcel # 19-3S-01W-394-04530-003

SPECIAL WARRANTY DEED

STATE OF FLORIDA

COUNTY OF WAKULLA

THIS INDENTURE, made as of this 23rd day of December, 2020, between **30AIP CRAWFORDVILLE, LLC** a Florida limited liability company (herein called "Grantor"), whose mailing address is 2050 West County Hwy. 30A, Building M-1, Unit 228, Santa Rosa Beach, FL 32459, and **ANDRADE ASSOCIATES LIMITED PARTNERSHIP**, a Florida limited partnership (herein called "Grantee"), whose mailing address is 53 St. Thomas Drive, Palm Beach Gardens, Florida 33418.

WITNESSETH: That Grantor, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee all that tract or parcel of land lying and being in the County of Wakulla, State of Florida, described on **Exhibit A** attached hereto and made a part hereof (the "Property").

THE GRANTOR hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, **IN FEE SIMPLE**.

Without expanding by implication the limited nature of this warranty, this Deed and the warranty of title contained herein are made expressly subject to the list of permitted exceptions set

forth on **Exhibit B** attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

Except as to any claims arising from or with respect to the Permitted Exceptions, Grantor will warrant and forever defend the right and title to the above described property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed, and delivered
in the presence of:

30AIP CRAWFORDVILLE, LLC, a Florida
limited liability company

WITNESSES:

Printed Name: John M. Quincy

By: _____ (SEAL)
Kevin Kynerd, Manager

Printed Name: Will Rushing

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

SS:

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization this 22 day of December, 2020, by Kevin Kynerd, the Manager of 30AIP CRAWFORDVILLE, LLC, a Florida limited liability company on behalf of the limited liability company. He is ✓ personally known to me or _____ produced _____ as identification.

Given under my hand this 22 day of December, 2020.

Jeanna Hall
Type Name: Jeanna Hall

My commission expires: 01/23/2024

[AFFIX NOTARIAL SEAL]

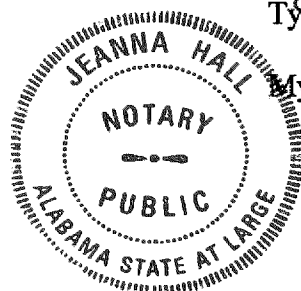


EXHIBIT A

The Property

Lot 3, Moore Commercial Center, according to the plat thereof, as recorded in Plat Book 5, Page 76, of the public records of Wakulla County, Florida.

Unofficial Copy

EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. Taxes and assessments for the year 2021, not yet due and payable.
2. All matters shown on the Plat of Moore Commercial Center recorded in Plat Book 5, Page 76.
3. Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements of Moore Commercial Center recorded in Official Records Book 1144, Page 72, as amended by that certain First Amendment to Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements of Moore Commercial Center recorded in Official Records Book 1152, Page 879.
4. Lease evidenced by Memorandum or Short Form Lease Agreement by and between 30AIP Crawfordville, LLC (Lessor), and Sailormen, Inc. (Lessee), recorded in Official Records Book 1153, Page 1.
5. Utility easement in favor of Talquin Electric Cooperative, Inc., and Talquin Water and Wastewater, Inc. recorded in Official Records Book 1166, Page 232.
6. All matters that would be disclosed by a current, accurate survey of the Property.