

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

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Parcel ID # R 09 3S.01E 000 05131 000
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Documentary Stamps: \$ _____

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** is made March 29, 2021, by and between **BP Commercial, LLC**, a Delaware limited liability company, 99 Meigs Drive, Shalimar, Florida 32579 ("**Grantor**"), and **BP Florida, LLC**, a Delaware limited liability company, whose address is 99 Meigs Drive, Shalimar, Florida 32579 ("**Grantee**") (Wherever used herein the term "**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 \$10.00 and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to the Grantee, all that certain land situate in **Wakulla** County, Florida, more particularly described as follows:

See **Exhibit "A"** attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Property**")

This conveyance is subject to real estate taxes for 2021 and subsequent years, easements, restrictions and other matters of record.

As against all persons claiming by, through, or under the Grantor, the Grantor covenants that the property is free of all encumbrances, that lawful seisin of and good right to convey the property are vested in the Grantor, and that the Grantor fully warrants the title to the property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor and no other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.
SIGNATURE PAGE TO FOLLOW.]**

Exhibit "A"
Legal Description of Property

Commence at the Southeast Corner of Section 9, Township 3 South, Range 1 East, Wakulla County, Florida; thence run West 758.90; feet; thence 1303.73 feet to a concrete monument lying on the Westerly right-of-way of State Road Number 363, said point being the POINT OF BEGINNING, said point also being the point of curve to the right having a radius of 11509.20 feet; thence Northwesterly along said curve and said right of way for 155.10 feet, thru a central angle of 00 degrees 46 minutes 20 seconds, chord of said arc being North 12 degrees 50 minutes 54 seconds West 155.10 feet to a rod and cap; thence leaving said right of way run South 77 degrees 01 minutes 59 seconds West 70.12 feet to a rod and cap; thence South 13 degrees 07 minutes 56 seconds East 29.93 feet to a rod and cap; thence South 77 degrees 00 minutes 34 seconds West 168.56 feet to a rod and cap; thence North 12 degrees 58 minutes 04 seconds West 190.64 feet to a rod and cap; thence North 79 degrees 25 minutes 35 seconds East 37.56 feet to a rod and cap; thence South 02 degrees 44 minutes 03 seconds East 280.42 feet to a rod and cap; thence South 03 degrees 28 minutes 24 seconds West 147.70 feet to a nail and cap; thence South 85 degrees 18 minutes 50 seconds East 6.89 feet to a point lying on the Northerly right of way of State Road Number 267, said point also marking the point of curve to the right having a radius of 884.02 feet; thence Southeasterly along said curve and said right of way for 192.48 feet, thru a central angle of 12 degrees 28 minutes 31 seconds, chord of said arc being South 89 degrees 39 minutes 05 seconds East 192.10 feet; thence leaving said right of way run North 14 degrees 56 minutes 26 seconds East 198.13 feet to a concrete monument; thence North 86 degrees 56 minutes 49 seconds East 89.44 feet to the POINT OF BEGINNING, containing 1.83 acres more or less.

AND:

Commence at a rod and cap marking the intersection of the Easterly right-of-way boundary (60.00 foot) of the St Marks Branch of the Seaboard Airline Railroad (abandoned) with the Northerly right-of-way boundary of State Road No. 267, in Section 9, Township 3 South, Range 1 East, Wakulla County, Florida, said rod and cap lying on a curve concave to the Northerly, thence run Southeasterly along said right-of-way boundary and along said curve with a radius of 2814.93 feet thru a central angle of 00 degrees 29 minutes 35 seconds for an arc distance of 24.23 feet, the chord of said arc being South 85 degrees 18 minutes 12 seconds East 24.23 feet to a concrete monument, thence run South 85 degrees, 18 minutes 50 seconds East along said right-of-way boundary 196.26 feet thence run North 03 degrees 29 minutes 24 seconds East 147.77 feet, thence run North 02 degrees 44 minutes 54 seconds West 280.42 feet, thence run North 79 degrees 38 minutes 32 seconds East 37.58 feet to the .POINT OF BEGINNING. From said. POINT OF BEGINNING continue North 79 degrees-38 minutes 32 seconds East 148.61 feet to a concrete monument, thence run North 59 degrees 01 minutes 42 seconds East 94.74 feet to a rod and cap on the Westerly right-of-way boundary of State Road No. 363, said rod and cap lying on a curve concave to the Northeasterly, thence run Southeasterly along said right-of-way boundary and along said curve with a radius of 11509.20 feet thru a central angle of 00 degrees 54 minutes 40 seconds for an arc distance of 183.00 feet, the chord of said arc being South 12 degrees 57 minutes 56 seconds East 183.00 feet, thence run South 77 degrees 01 minutes 02 seconds West 70.00 feet; thence run South 12 degrees 58 minutes 58 seconds East 30.00 feet; thence run South 77 degrees 01 minutes 02 seconds West 168.50 feet, thence run North 12 degrees 58 minutes 58 seconds West 190.55 feet to the POINT OF BEGINNING containing 1.00 acre, more or less.

AND:

Commence at a railroad iron marking the Southeast corner of Section 9, Township 3 South, Range 1 East, Wakulla County, Florida, and thence run West 758.90 feet; thence run North 1303.73 feet to a concrete monument on the Westerly right of way boundary of State Road No. 363 for the Point of Beginning. From said Point of Beginning thence run South 86 degrees 51'59" West, 90.21 feet to a concrete monument; thence run South 14 degrees 47'12" West, 121.45 feet to the Northerly right of way boundary of the South Leg of the Y of State Road No. 363 and 363, said point lying on a curve concave to the Southwesterly, thence run Southeasterly along said right of way boundary and along said curve with a radius of 474.82 feet, thru a central angle of 21 degrees 55'32" for an arc distance of 181.70 feet, the chord of said arc being South 64 degrees 20'24" East, 180.59 feet to the intersection with the Westerly right of way boundary of said State Road No. 363, said point lying on a curve concave to the Northeasterly, thence run Northwesterly along said right of way boundary and along said curve with a radius of 11509.20 feet, thru a central angle of 01 degree 01'11" for an arc distance of 204.85 feet, the chord of said arc being North 12 degrees 45'01" West, 204.85 feet to the Point of Beginning.

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