

This document prepared by:

Michael A. Marx
Mallery & Zimmerman, S.C.
731 North Jackson Street
Suite 900
Milwaukee, Wisconsin 53202

**AFTER RECORDING,
RETURN TO:**

Richard J. Rosenthal
4337 Marina City Drive
Marina Del Rey, California 90292

PARCEL I.D. NO: 00-00-074-000-10206-003

SPECIAL WARRANTY DEED

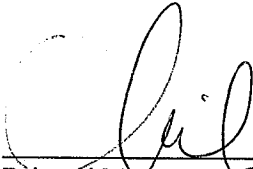
THIS SPECIAL WARRANTY DEED is made and entered into as of June 3, 2021, by and between SUNSHINE CAR CARE, LLC, a Delaware limited liability company as converted from a Florida limited liability company as evidenced by the conversion documents attached as Exhibit C, whose address is 1311 North Paul Russell Road, Suite B101, Tallahassee, Florida 32301 ("Grantor") and RICHARD J. ROSENTHAL, whose address is 4337 Marina City Drive, Marina Del Rey, California 90292 ("Grantee").

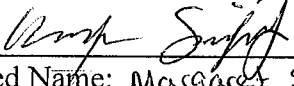
WITNESS, that Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, does by these presents, BARGAIN and SELL, CONVEY and CONFIRM unto Grantee, its successors and assigns, that certain real property legally described on the attached Exhibit A (the "Property"), SUBJECT TO all matters which are set forth on Exhibit B attached hereto (the "Permitted Encumbrances"), without intent to reimpose same.

TO HAVE AND TO HOLD the Property together with all appurtenant easements, privileges, benefits and other rights to the same belonging unto the said Grantee. Grantor hereby binds itself, its successors and assigns, to warrant and forever defend all and singular the title to the Property unto Grantee, its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, and subject to the Permitted Encumbrances.

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed under seal the day, month and year first above written.

WITNESSES:


 Printed Name: Tanaya Rubio


 Printed Name: Margaret Selfest

GRANTOR:

SUNSHINE CAR CARE, LLC

By: 

Tom Chambasian, Manager

STATE OF WISCONSIN)
) ss.
 COUNTY OF MILWAUKEE)

The foregoing instrument was acknowledged before me this 3rd day of June, 2021 by Tom Chambasian, as Manager of Sunshine Car Care, LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me or has produced his driver's license as identification.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My Commission Expires:
is permanent


 Notary Public

Printed name: Michael A. Marx

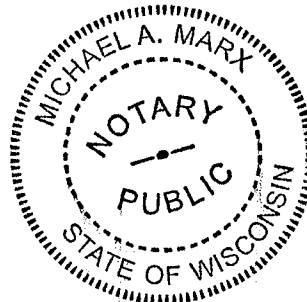


EXHIBIT A**Legal Description**

The Property referred to herein below is situated in the County of Wakulla, State of Florida, and is described as follows:

COMMENCE AT A NAIL AND CAP MARKING NORTHERLY BOUNDARY LINE OF LOT 74 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA INTERSECT THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NUMBER 319; THENCE LEAVING SAID POINT ON RIGHT OF WAY LINE RUN ALONG SAID NORTHERLY BOUNDARY LINE NORTH 73 DEGREES 01 MINUTES 04 SECONDS EAST 67.03 FEET TO A NAIL AND CAP; THENCE LEAVING SAID NORTHERLY BOUNDARY LINE RUN SOUTH 16 DEGREES 51 MINUTES 43 SECONDS EAST 27.13 FEET TO A ROD AND CAP; THENCE SOUTH 16 DEGREES 49 MINUTES 17 SECONDS EAST 10.01 FEET TO A ROD AND CAP; THENCE SOUTH 16 DEGREES 49 MINUTES 17 SECONDS EAST 276.94 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 16 DEGREES 58 MINUTES 54 SECONDS EAST 22.15 FEET TO A ROD AND CAP FOR THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING RUN SOUTH 16 DEGREES 58 MINUTES 54 SECONDS EAST 38.11 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 16 DEGREES 43 MINUTES 41 SECONDS EAST 59.86 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 73 DEGREES 10 MINUTES 50 SECONDS WEST 376.02 FEET TO A ST. JOE PAPER COMPANY CONCRETE MONUMENT LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NUMBER 319; THENCE RUN ALONG SAID RIGHT OF WAY LINE NORTH 18 DEGREES 37 MINUTES 47 SECONDS EAST 169.63 FEET TO A ROD AND CAP; THENCE LEAVING SAID RIGHT OF WAY LINE RUN NORTH 81 DEGREES 25 MINUTES 19 SECONDS EAST 280.53 FEET TO THE POINT OF BEGINNING.

Tax Parcel I.D. No.: 00-00-074-000-10206-003

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
2. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
3. Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by an inspection of the Property or by making inquiry of persons in possession of the Property.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property.
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Property prior to the date of this Special Warranty Deed, and any adverse claim to all or part of the Property that is, as of the date of this Special Warranty Deed, or was previously under water.
6. Any mineral rights leased, granted or retained by prior owners.
7. Liens and encumbrances created by the acts of Grantee.
8. Grant of Easement, granted from Russell A. Bryan to Super-Lube, Inc., a Florida corporation, recorded in Official Records Book 557, Page 355.
9. Terms and conditions of the Access Easement Agreement between Darrel W. Land, a married man, and Terry W. Land, a married man and Sunshine Car Care, LLC recorded in Official Records Book 734, Page 349.

EXHIBIT C

Grantor Conversion Documents

See attached.

Unofficial Copy

EXHIBIT C
Conversion Documents

#L05000065601

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____

Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



200266645482

01/06/15--01002--020 **25.00

FILED
2015 JAN 16 PM 3:45
RECEIVED
DEPARTMENT OF STATE
15 JAN - 8 PM 12:09
SECRETARY OF STATE
TALLAHASSEE, FLORIDAK. SALLY
EXAMINER
JAN 16 2015

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: Sunshine Car Care, LLC

Name of Florida Limited Liability Company

The enclosed Articles of Conversion and fee(s) are submitted to convert a Florida Limited Liability Company" into an "Other Business Entity" in accordance with s.605.1045, F.S.

Please return all correspondence concerning this matter to:

Donna Chambasian

Contact Person

Sunshine Car Care, LLC

Firm/Company

1311 N Paul Russell Road, Suite B101

Address

Tallahassee, FL 32301

City, State and Zip Code

dchambasian@superlube.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Donna Chambasian

Name of Contact Person

at (850) 222-5823 x109

Area Code and Daytime Telephone Number

Enclosed is a check for the following amount:

☒ \$25.00 Filing Fee

☐ \$30.00 Filing Fee
and Certificate of
Status

☐ \$55.00 Filing Fee
and Certified Copy

☐ \$60.00 Filing Fee,
Certified Copy, and
Certificate of Status

STREET ADDRESS:

Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

MAILING ADDRESS:

Registration Section
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

CR2E106 (07/14)



FLORIDA DEPARTMENT OF STATE
Division of Corporations

January 9, 2015

DONNA CHAMBASIAN
SUNSHINE CAR CARE, LLC
1311 N PAUL RUSSELL RD, STE. B101
TALLAHASSEE, FL 32301

SUBJECT: SUNSHINE CAR CARE, LLC
Ref. Number: L05000065601

We have received your document for SUNSHINE CAR CARE, LLC and your check(s) totaling \$25.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

As a condition of a conversion, pursuant to s.605.0212(9) & s.605.0212(10), Florida Statutes, the entity must be active and current in filing its annual reports with the Department of State through December 31 of the calendar year in which the conversion is submitted for filing.

The effective date of the conversion cannot be prior to the date of filing nor more than 90 days after the date of filing and must be the same as the effective date listed in the Florida Articles of Organization, if any.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6051.

Karen A Saly
Regulatory Specialist II

Letter Number: 815A00000468

www.sunbiz.org

Division of Corporations - P.O. BOX 6327 -Tallahassee, Florida 32314

Articles of Conversion
For
Florida Limited Liability Company
Into
"Converted or Other Business Entity"

FILED
2015 JAN 16 PM 3:45
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The Articles of Conversion is submitted to convert the following Florida Limited Liability Company into an "Other Business Entity" in accordance with s. 605.1045, Florida Statutes.

1. The name of the Florida Limited Liability Company converting into the "Other Business Entity" is:

Sunshine Car Care, LLC

Enter Name of Florida Limited Liability Company

2. The name of the "Converted or Other Business Entity" is:

Sunshine Car Care, LLC

Enter Name of "Converted or Other Business Entity"

3. The "Converted or Other Business Entity" is a limited liability company

(Enter entity type. Example: corporation, limited partnership, sole proprietorship, general partnership, common law or business trust, etc.)

organized, formed or incorporated under the laws of Delaware

(Enter state, or if a non-U.S. entity, the name of the country)

on December 8, 2014

(Date of organization, formation or incorporation)

and the formation document is attached (if applicable).

4. The plan of conversion was approved by the converting Florida Limited Liability Company in accordance with Chapter 605, F.S.

5. This conversion shall be effective in Florida on: _____
(The effective date: 1) cannot be prior to nor more than 90 days after the date this document is filed by the Florida Department of State; AND 2) must be the same as the effective date of the conversion under the laws governing the "Other Business Entity.")

6. If the "Converted or Other Business Entity" is an out-of-state entity not registered to transact business in Florida, the "Converted or Other Business Entity":

a.) Lists the following street and mailing address of an office the Florida Department of State may send and process served on the department pursuant to 605.0117 and Chapter 48.

Street Address: 1311 N Paul Russell Road, Suite B101
Tallahassee, FL 32301
 Mailing Address: Same as above

7. The "Converted or Other Business Entity" has agreed to pay any members having appraisal rights the amount to which such members are entitled under ss. 605.1006 and 605.1061-605.1072, F.S.

Signed this 7th day of January, 2015

Signature: Tom Chambasian
 Must be signed by a Member or Authorized Representative

Printed Name: Tom CHambasian Title: Managing Member

Fees: Filing Fee: \$25.00
 Certified Copy: \$30.00 (Optional)
 Certificate of Status: \$5.00 (Optional)

FILED
 2015 JAN 16 PM 3:45
 SECRETARY OF STATE
 TALLAHASSEE, FLORIDA