

Prepared by and return to:

DOERNER SAUNDERS DANIEL & ANDERSON, LLP
Attn: D. Benham Kirk
210 Park Avenue, Suite 1200
Oklahoma City, OK 73102-5603

Return to:

Jennie Clayton
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
404-558-7768
File No. FL252110075JC

State Documentary Stamp Tax: \$ _____

Parcel Identification No.: _____

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SPECIAL WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 29th day of December 2021 between McCans Real Estate Investments, LTD., a Texas limited liability company, whose address is 7404 Calmont Avenue, Fort Worth, TX 76116; Two J's Properties, LLC, an Oklahoma limited liability company, whose address is 517 S. Willow Street, Pauls Valley, OK 73075; and B&B Merritt Real Estate, LLC, a Colorado limited liability company, whose address is 750 N. 17th Street, Las Cruces, NM 88005 ("**Grantors**"), together with full power and authority to protect, conserve, sell, lease, encumber, manage and/or dispose of said real property pursuant to F. S. 689.073, and NFSGA, LLC, a Kansas limited liability company, whose address is 2400 W. 75th Street, Suite 220, Prairie Village, KS 66208 ("**Grantee**").

Witnesseth that said Grantors, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable considerations to Grantors in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, convey and confirm to Grantee and Grantee's successors and assigns forever, the following described land situated, lying and being in Wakulla County, State of Florida, to-wit:

See **Exhibit "A"** attached hereto and incorporated by reference herein (the "**Property**")

NON-HOMESTEAD: Grantors warrant that at the time of this conveyance, the subject land is not the Grantors' 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.

Grantors, for Grantors and Grantors' successors, covenant that Grantors are lawfully seized of Grantors' fee title interest in the Property. This conveyance is being made by Grantors and accepted by Grantee subject only to those certain title exceptions (the "**Exceptions**") set forth on **Exhibit "B"** attached hereto and made a part hereof for all purposes, but only to the extent that such exceptions are valid, existing, and, in fact, affect the Property.

TO HAVE AND TO HOLD the above described Property, together with all improvements located thereon, and all easements, development rights, permits and licenses related to the foregoing, with all and singular the rights, privileges and appurtenances thereunder or in any wise belonging to Grantors, and Grantors do hereby warrant and forever defend the right, title and

interest to the Property unto Grantee and Grantee's successors and assigns forever against the claims of all persons claiming by, through and under Grantors, except for claims arising under and by virtue of the Exceptions.

This Special Warranty Deed may be executed in multiple counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

In Witness Whereof, Grantors have hereunto set Grantors' hands and seals the day and year first above written.

[Signature Pages Follow]

Unofficial Copy

Signed, sealed and delivered in our presence:

GRANTOR:

**McCANS REAL ESTATE INVESTMENTS, LTD.,
a Texas limited partnership**

**By: McCans, Inc.,
a Texas corporation,
as General Partner**

By: Marjorie Sue McCans
Name: Marjorie Sue McCans
Title: President

WITNESSES:

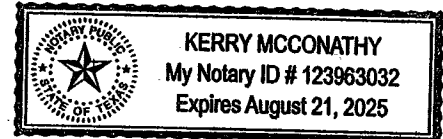
Paula Cain
Printed: PAULA CAIN
Candice Mahanaz
Printed: Candice Mahanaz

STATE OF TEXAS)
) SS
COUNTY OF TARRANT)

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 15 day of December 2021, Marjorie Sue McCans, who is personally known to me or who has produced driver's license Texas as identification.

Kerry McConathy
Signature of Notary Public - State of Texas

Kerry McConathy
(Print, Type, or Stamp Commissioned Name of
Notary Public)



Signed, sealed and delivered in our presence:

GRANTOR:

TWO J's PROPERTIES, LLC,
an Oklahoma limited liability company

By: *Luther Joe Moore*
Name: Luther Joe Moore
Title: Manager

WITNESSES:

Brent A. Myrshier
Printed: Brent Myrshier

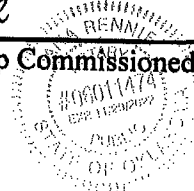
Gale Koehler
Printed: Gale Koehler

STATE OF OKLAHOMA)
COUNTY OF Garvin) SS

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 13th day of December 2021, Luther Joe Moore, who is personally known to me or who has produced _____ as identification.

Dana Rennie
Signature of Notary Public - State of Oklahoma

Dana Rennie
(Print, Type, or Stamp Commissioned Name of Notary Public)



Signed, sealed and delivered in our presence:

GRANTOR:

B&B MERRITT REAL ESTATE, LLC,
a Colorado limited liability company

By: *Bobby J. Merritt*

Name: Bobby J. Merritt

Title: Manager

WITNESSES:

Leslie Berda

Printed: Leslie Berda

Jenaya Sincere

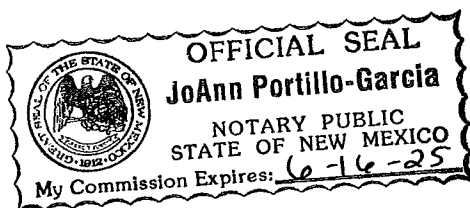
Printed: JENAYA SINCERE

STATE OF NEW MEXICO)

) SS

COUNTY OF DONA ANA)

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15th day of December 2021, Bobby J. Merritt, who is personally known to me or who has produced _____ as identification.



JoAnn Portillo-Garcia
Signature of Notary Public - State of New Mexico
JoAnn Portillo - Garcia
(Print, Type, or Stamp Commissioned Name of Notary Public)

EXHIBIT "A"
to
SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Lots 3, 4 and 13, Block "N" of Hudson Heights, Unit 4 Addition to Crawfordville, as per map or plat thereof recorded in Plat Book 1, Page 38, of the Public Records of Wakulla County, Florida.

Unofficial Copy

EXHIBIT "B"
to
SPECIAL WARRANTY DEED

EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
2. Reservation of a 10 foot wide easement for public utilities, as set forth in Warranty Deed recorded in Official Records Book 87, Page 901, of the Public Records of Wakulla County, Florida. (As to Lot 3)

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