

Prepared by:

Reed Smith LLP  
Reed Smith Centre  
225 Fifth Avenue  
Pittsburgh, Pennsylvania 15222  
Attn: Paul Didomenico, Esq.

And return to:

Near North National Title, LLC  
222 N. LaSalle Street, Suite 600  
Chicago, IL 60601  
Attn: Lisa Metzler, National Account Representative

Store No. 9578

Tax Parcel Identification Number: 00-00-0075-000-10241-0005  
00-00-0075-000-10241-0004  
00-00-0075-000-10237-0002  
00-00-0075-000-10237-0001

Send Tax Bill to:

Walgreen Co./Tax Department  
P.O. Box 1159  
Deerfield, Illinois 60015

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made on AUGUST 26, 2022, by **WALGREEN CO.**, an Illinois corporation, whose address is 104 Wilmot Road, MS 144G, Deerfield Illinois 60015 ("**Grantor**"), to **CP THUNDER FS LLC**, a Delaware limited liability company, whose address is c/o Corporate Partners Capital Group LLC, 545 South Figueroa Street, Suite 614, Los Angeles, California 90071 ("**Grantee**"). (Whenever used herein, the terms "Grantor" and "Grantee" include the parties to this instrument, and their successors and assigns).

**WITNESSETH:**

THAT the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases,

conveys and confirms unto the Grantee, all of Grantor's right, title and interest in and to all of that certain real property situated in Wakulla County, Florida, legally described on Exhibit A hereto;

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD, the same in fee simple forever;

UNDER AND SUBJECT to all easements, rights of way, reservations, restrictions, conditions, and matters of record that are contained and/or conveyed in prior instruments of record or are apparent upon inspection of the Property described herein.

AND the Grantor hereby does hereby fully warrant and defend the title to said Property, subject to the Permitted Encumbrances, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no others.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS.]

Unofficial Copy

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

WITNESSES:

*Diane C Cozzi*  
Printed Name *Diane C Cozzi*

*Terrell M Burnidge*  
Printed Name *Terrell M Burnidge*

WALGREEN CO.,  
an Illinois corporation

By: *[Signature]*  
Name: Richard N. Steiner  
Title: Director and Managing Counsel

STATE OF ILLINOIS )

)ss.

COUNTY OF LAKE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard N. Steiner, Director and Managing Counsel of Walgreen Co., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such Director and Managing Counsel of Walgreen Co., an Illinois corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15<sup>th</sup> day of August, 2022.

*[Signature]*  
Notary Public

Commission expires \_\_\_\_\_



[Signature Page to Special Warranty Deed – Store No. 9578 – Crawfordville, FL]

**EXHIBIT A**  
**LEGAL DESCRIPTION**

[attached]

Unofficial Copy

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WAKULLA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1: (Fee Estate - Linzy/Linzey)

Commence at a concrete monument marking the Northeast corner of Lot 15, Taff Park, a Subdivision, as recorded in Plat Book 2 Page 70, in the Public Records of Wakulla County, Florida;

thence along the Easterly boundary of said Lot 15, run South 21° 35' 54" East 200.44 feet to a set iron rebar LB#6154 on the Southerly Right-of-Way boundary of a 200 feet wide Florida Power Corporation power line easement;

thence leaving said Easterly boundary of Lot 15, run along said power line easement North 64° 35' 44" East 310.19 feet to a set iron rebar LB#6154 and the POINT OF BEGINNING;

from said POINT OF BEGINNING, thence continue North 64° 35' 44" East 350.17 feet to a set iron rebar LB#6154 on the Westerly Right-of-Way boundary of State Road No. 369 (Crawfordville Highway);

thence leaving said power line easement, run along said Westerly Right-of-Way South 18° 19' 18" West 251.92 feet to a set iron rebar LB#6154;

thence leaving said Westerly Right-of-Way boundary, run South 71° 51' 22" West 199.12 feet to a set iron rebar LB#6154; thence run North 17° 36' 26" West 158.35 feet to the POINT OF BEGINNING.

TOGETHER WITH ALL OWNER'S REAL PROPERTY RIGHT, TITLE AND INTEREST WITHIN THE 30' wide ingress, egress and utilities easement as recorded in Official Records Book 532, Page 362, of the Public Records of Wakulla County, Florida.

Parcel 2: (Fee Estate - Cavallaro)

Commence at a concrete monument marking the Northeast corner of Lot 15, Taff Park, a Subdivision, as recorded in Plat Book 2 Page 70, in the Public Records of Wakulla County, Florida;

thence along the Easterly boundary of said Lot 15, run South 21° 35' 54" East 200.44 feet to a set iron rebar LB#6154 on the Southerly Right-of-Way boundary of a 200 feet wide Florida Power Corporation power line easement and the POINT OF BEGINNING;

thence leaving said Easterly boundary of Lot 15, run along said power line easement North 64° 35' 44" East 310.19 feet to a set iron rebar LB#6154;

thence leaving said power line easement, run South 17° 36' 26" East 158.35 feet to a set iron rebar LB#6154; thence run South 71° 51' 22" West 299.03 feet to a set iron rebar LB#6154;

thence run North 21° 35' 54" West 119.36 feet to the POINT OF BEGINNING.

TOGETHER WITH ALL OWNER'S REAL PROPERTY RIGHT, TITLE AND INTEREST WITHIN THE 30' wide ingress, egress and utilities easement as recorded in Official Records Book 532, Page 362, of the Public Records of Wakulla County, Florida.

SUBJECT TO a 20' wide ingress and egress easement as recorded in Official Records Book 454, Page 164, Official Records Book 187, Page 386, and Official Records Book 188, Page 35, all of the Public Records of Wakulla County, Florida.

Parcel 3: (Easement Estate - Cavallaro)

Non-exclusive easement rights over and upon a portion of the Easement Property for the purpose of ingress and egress, and for the installation and maintenance of underground utilities, as more particularly set forth in that certain Non-Exclusive Grant of Easement for Ingress-Egress and Utilities, as recorded in Official Records Book 532, Page 362, of the Public Records of Wakulla County, Florida, being more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of Lot 15, Taff Park, a Subdivision, as recorded in Plat Book 2 Page 70, in the Public Records of Wakulla County, Florida;

thence along the Easterly boundary of said Lot 15, run South 21° 35' 54" East 304.77 feet to the POINT OF BEGINNING;

from said POINT OF BEGINNING and leaving said Easterly boundary of Lot 15, run North 71° 51' 22" East 510.14 feet to a point on the Westerly Right-of-Way boundary of State Road 369 (Crawfordville Highway);

thence along said Westerly Right-of-Way run South 18° 19' 18" West 37.30 feet;

thence leaving said Westerly Right-of-Way boundary, run South 71° 51' 22" West 456.10 feet;

thence run South 21° 35' 54" East 172.15 feet to the Northerly Right-of-Way boundary of Wakulla-Arran Road; thence along said Northerly Right-of-Way boundary, run South 71° 43' 21" West 30.05 feet to a concrete monument #2919 and said Easterly boundary of Lot 15;

thence leaving said Northerly Right-of-Way boundary, run along said Easterly boundary of Lot 15, North 21° 35' 54" West 202.28 feet to the POINT OF BEGINNING.

Parcel 4: (Fee Estate - Linzy/Linzey)

Commence at a concrete monument marking the Northeast corner of Lot 15, Taff Park, a Subdivision, as recorded in Plat Book 2 Page 70, in the Public Records of Wakulla County, Florida;

thence along the Easterly boundary of said Lot 15, run South 21° 35' 54" East 200.44 feet to a set iron rebar LB#6154; thence leaving said Easterly boundary of Lot 15 run North 64° 35' 44" East 310.19 feet to a set iron rebar LB#6154 and the POINT OF BEGINNING;

from said POINT OF BEGINNING, thence continue North 64° 35' 44" East 350.17 feet to a set iron rebar LB#6154 on the Westerly Right-of-way boundary of State Road No. 369 (Crawfordville Highway);

thence run along said Westerly Right-of-Way North 18° 19' 18" East 311.35 feet to a set iron rebar LB#6154 on the Northerly Right-of-Way boundary of a 200 foot wide Florida Power Corporation power line easement;

thence leaving said Westerly Right-of-Way boundary run along the Northerly boundary of said power line easement South 64° 35' 44" West 534.57 feet to a set iron rebar LB#6154;

thence leaving the Northerly boundary of said power line easement run across said power line easement South 17° 36' 26" East 227.10 feet to the POINT OF BEGINNING.

Parcel 5: (Fee Estate - Cavallaro)

Commence at a concrete monument marking the Northeast corner of Lot 15, Taff Park, a Subdivision, as recorded in Plat Book 2 Page 70, in the Public Records of Wakulla County, Florida;

thence along the Easterly boundary of said Lot 15, run South 21° 35' 54" East 200.44 feet to a set iron rebar LB#6154;

thence leaving said Easterly boundary of Lot 15 run North  $64^{\circ} 35' 44''$  East 310.19 feet to a set iron rebar LB#6154;

thence run North  $17^{\circ} 36' 26''$  West 227.10 feet to a set iron rebar LB#6154 on the Northerly Right-of-Way boundary of a 200 foot wide Florida Power Corporation power line easement;

thence along the Northerly boundary of said power line easement run South  $64^{\circ} 35' 44''$  West 326.03 feet to a set iron rebar LB#6154;

thence leaving said Northerly Right-of-Way boundary run South  $21^{\circ} 35' 54''$  East 25.08 feet to the POINT OF BEGINNING.

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