

Prepared By:
Alan M. Levenstein
15760 Ventura Blvd.
Suite 700
Encino, CA 91436

Upon Recording Return to:
GRS Title Services, LLC
9903 E. Bell Rd., #130
Scottsdale, AZ 85260
12-2090

Property Appraiser's Parcel I.D. Number: R 00-00-049-000-09878-008

SPECIAL WARRANTY DEED

This Special Warranty Deed made this 6th day of June, 2012 by and between CAPCIRC PROPERTIES, LLC, a Florida limited liability company, hereinafter called the Grantor, whose mailing address is c/o LaGrange Management, Inc., 11828 LaGrange Avenue, Los Angeles, CA 90025; and WARE OIL & SUPPLY CO., INC., a Florida corporation, hereinafter called the Grantee, whose mailing address is 2715 S. Byron Butler Parkway, Perry, FL 32348.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$1,008,378.00 and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County of Wakulla, State of Florida, to wit:

See Exhibit A for Legal Description

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

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

WITNESSES:
Signed Sealed and Delivered in
the presence of:

CAPCIRC PROPERTIES, LLC, a Florida
limited liability company

By: [Signature]
Printed Name: Justin Rogers

By: Little Dog Management Corp.,
a Florida corporation, its Manager

By: [Signature]
Printed Name: Devinée Kobelt
D

By: [Signature]
William Rogers, its President

STATE OF FLORIDA)
CRS)
County of Leon)ss.

On June 6, 2012 before me, Cynthia P. Jackson, a Notary Public, personally appeared William Rogers, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under Penalty of Perjury under the laws of the State of Florida that the foregoing paragraph is true and correct.

Witness my hand and official seal.

[Signature]
Signature of Notary

(Affix seal here)

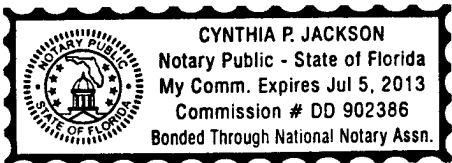


Exhibit A
Legal Description

Commence at the Southwest corner of the Northeast Quarter of Lot 49 of the Hartsfield Survey of Lands in Wakulla County, Florida and thence run North 17 degrees 00 minutes West along the West boundary line of the Northeast Quarter of said Lot 49 a distance of 259.4 feet to a Concrete monument on the East right-of-way boundary of State Road No. 365, thence run North 3 degrees 19 minutes 02 seconds East along said East right-of-way boundary 1493.53 feet for the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 03 degrees 19 minutes 02 seconds East along said East right-of-way boundary 228.00 feet to the intersection of the East right-of-way boundary of State Road No. 365 and the Southerly right-of-way boundary of U.S. Highway No. 98, thence run North 76 degrees 01 minutes 13 seconds East along said Southerly right-of-way boundary 200.84 feet, thence run south 03 degrees 19 minutes 02 seconds West, 228.00 feet, thence run South 76 degrees 01 minutes 13 seconds West 200.84 feet to the POINT OF BEGINNING

Unofficial Copy