

THIS DOCUMENT PREPARED BY:

Keneisha M. Miller, Esq.
7-Eleven, Inc.
Legal Department
3200 Hackberry Road
Irving, Texas 75063

WHEN RECORDED MAIL TO
AND SEND FUTURE TAX STATEMENTS
TO:

Brian Platock
1778 Blanding, LLC
700 Third Street, Suite 203
Neptune Beach, Florida 32266

Tax Parcel #320425-008102-001-04

SPECIAL WARRANTY DEED

7-ELEVEN, INC., a Texas corporation, with a principal address of 3200 Hackberry Road, Irving, Texas 75063 ("**Grantor**"), **GRANTS, BARGAINS, CONVEYS AND SELLS** to **1778 BLANDING, LLC**, a Florida limited liability company, with a principal address of 700 Third Street, Suite 203, Neptune Beach, Florida 32266 ("**Grantee**"), for the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the real property located in the City of Middleburg, County of Clay and State of Florida and more fully described on **Exhibit A** attached hereto and made a part hereof (the "**Property**").

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, belonging or in anywise appertaining, to Grantee, its successors and assigns, forever. GRANTOR, for itself and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that Grantor is lawfully seized of said land in fee simple; that Grantor has good, right and lawful authority to sell and convey said land; Grantor has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as set forth above, and Grantor hereby **SPECIALLY WARRANTS AND AGREES TO FOREVER DEFEND** the Property against all persons lawfully claiming the same by, through or under it, but not otherwise,

SUBJECT TO (i) current taxes and assessments not yet delinquent and taxes and assessments for subsequent years; (ii) all covenants, conditions, restrictions, servitudes, liens, reservations, easements, rights-of-way, declarations, encumbrances and other matters of record or to which reference is made in the public records; (iii) zoning and other regulatory laws and ordinances affecting

the Property; (iv) matters that would be disclosed by an accurate survey; and (v) rights of tenants in possession (if any); and (v) any plat affecting the Property ("Conditions").

Neither Grantee nor its successors, assigns or legal representatives, lessees, or sublessees, shall conduct or permit the conduct on the Property of, and the Property shall not be used for:

- i. a grocery or convenience store selling at retail any food or food products, dairy products, beer, or wine or other alcoholic beverages for consumption off the premises; or
- ii. the sale of motor fuels and petroleum products.

The Property is sold and conveyed AS IS, WHERE IS, WITH ALL FAULTS, SUBJECT, HOWEVER, TO THE WARRANTIES OF TITLE SET FORTH IN THIS DEED. GRANTOR DOES NOT EXPRESSLY OR IMPLIEDLY WARRANT OR GUARANTEE THE CONDITION OF THE PROPERTY NOR ITS MERCHANTABILITY OR FITNESS FOR ANY PURPOSE.

The payment of current ad valorem taxes on the Property having been prorated to the date hereof, the payment thereof is assumed by Grantee.

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

IN WITNESS WHEREOF, Grantor has duly executed this deed this 26th day of November, 2018, to be effective as of December 5, 2018 ("Effective Date").

ATTEST:By: Keneisha M. Miller

Name: Keneisha M. Miller

Title: Assistant Secretary

GRANTOR:

7-ELEVEN, INC., a Texas corporation

By: Rankin Gasaway

Name: Rankin Gasaway

Title: Senior Vice President

WITNESS:By: Makenna SmithPrinted Name: MAKENNA SMITHBy: Ann SwisherPrinted Name: ANN SWISHER

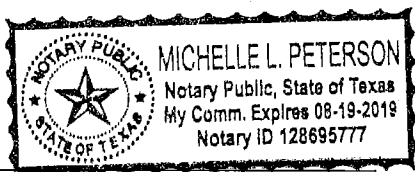
STATE OF TEXAS

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COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Rankin Gasaway and ~~Benjamin K. Nicholson~~ Keneisha M. Miller, as Senior Vice President and Assistant Secretary, respectively, of 7-Eleven, Inc., a Texas corporation, personally known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that the same was executed as the act of such corporation for the purposes and consideration therein expressed and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 26th day of November, 2018.

By: Michelle L. Peterson

Notary Public

My Commission Expires: 8-19-2019

EXHIBIT A

Property Description

Outparcel 2

A part of Section 32, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows:

For a point of reference, commence at the northwest corner of said Section 32; thence South $00^{\circ}21'06''$ East along the west line of said Section 32, a distance of 3876.85 feet to its intersection with the northwesterly right-of-way line of State Road No. 21 (Blanding Boulevard); thence North $55^{\circ}02'48''$ East along said northwesterly right-of-way line of State Road No. 21, a distance of 40.09 feet to a point on the easterly right-of-way line of Brannan Field Road (a 90 foot right-of-way as now established); thence North $55^{\circ}02'48''$ East continuing along said northwesterly right-of-way line of State Road No. 21, a distance of 1046.21 feet to the point of beginning; thence North $34^{\circ}57'12''$ West leaving said northwesterly right-of-way line, a distance of 221.33 feet; thence North $11^{\circ}37'31''$ East, a distance of 21.82 feet; thence North $55^{\circ}02'48''$ East, a distance of 192.15 feet; thence South $34^{\circ}57'12''$ East, a distance of 236.33 feet to a point on said northwesterly right-of-way line; thence South $55^{\circ}02'48''$ West along said northwesterly right-of-way line, a distance of 208.00 feet to the point of beginning.