

SPACE ABOVE THIS LINE FOR RECORDER'S USE

REQUESTED BY/RETURN TO:

BCHH, Inc. c/o Bradley Cianni
181 Montour Run Road
Coraopolis, PA 15108

MAIL TAX STATEMENTS TO:

ALTO ASSET COMPANY 1, LLC
5001 Plaza on the Lake, Suite 200
Austin, TX 78746

TAX PARCEL ID(S):

See attached Schedule "A"

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 25th day of November, 2019, by **TRANS AM SFE II, LLC**, whose address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantor"), to **ALTO ASSET COMPANY 1, LLC, formerly known as SRMZ 4 ASSET COMPANY 1, LLC**, whose address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantee"). *(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of limited liability companies and corporations.)*

THAT GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee all that certain land situate in Clay County, Florida, more particularly described on Schedule "A" attached hereto and made a part hereof, together with all right, title and interest of Grantor in and to any land lying in the bed of any highway, street, road or avenue, opened or proposed, in front of or abutting or adjoining such tract or piece of land and any easements and appurtenances pertaining thereto and all improvements situated thereon (the "*Property*").

THIS DEED is executed subject to all matters that would be disclosed by an accurate survey of the Property; the rights of tenants in possession under leases, whether recorded or unrecorded; zoning ordinances and other governmental restrictions affecting the use of the Property; and those Permitted Exception(s) noted on Schedule "B" attached hereto.

GRANTOR covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property, and that Grantor fully warrants the title to this land and will defend the same against the lawful claims of all persons claiming by and through Grantor, but none other.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, the day and year first above written.

GRANTOR:

TRANS AM SFE II, LLC

By: Main Street Renewal LLC

Its: Authorized Signor

By: Karen McConnell

Its: Closing Manager

SIGNED, SEALED AND DELIVERED in the presence of:

[Signature]
Witness Signature

Shannon Frotheide
Print Name

[Signature]
Witness Signature

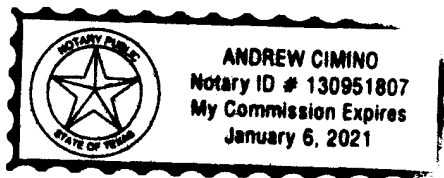
Jesse Bohun
Print Name

STATE OF TEXAS)
) ss.
COUNTY OF TRAVIS)

ACKNOWLEDGMENT

I, Andrew Cimino, a Notary Public of Travis County, State of Texas, certify that Karen McConnell personally came before me this day and acknowledged that she is the Closing Manager of Main Street Renewal, the Authorized Signor for TRANS AM SFE II, LLC, and that she, in such capacity, being authorized to do so, executed the foregoing instrument on behalf of said company.

Witness my hand and official seal, this the 25 day of Nov, 2019.



[Signature]
(Signature of Notary Public)

Andrew Cimino
(Print Name of Notary Public)

NOTARY PUBLIC in and for the
State and County aforesaid.

Prepared by:

BCHH, Inc. c/o Bradley Cianni
181 Montour Run Road, Coraopolis, PA 15108

01/06/2021
My Commission Expires

130951807
Commission No.

Schedule "A"
Legal Description(s)

TRACT 1:

Lot 18 in Block 4 of GREENWOOD ESTATES< UNIT 2, according to the plat thereof recorded at Plat Book 15, Pages 32-33, inclusive, of the Public Records of Clay County, Florida.

COMMONLY KNOWN AS:	2702 Julie Ln, Middleburg, FL 32068
PARCEL ID:	340425-008153-255-00
TITLE FILE NO:	AMSR-FL-493

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (2702 JULIE LN, MIDDLEBURG, FL 32068) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 15, Pages 32-33.